



**142081 RR 192**  
**Rural Taber, M.D. of, Alberta**

**MLS # A2304106**



**\$660,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,522 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	4.15 Acres		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This spacious property offers a functional and comfortable setting, ideal for family living. Spanning just over 1,500 square feet, this home provides ample room for daily activities and gatherings. Upon entering from the two-car heated garage, you are welcomed into a generously sized foyer and mudroom, designed for practicality. The main level features a well-proportioned kitchen and dining area, facilitating ease of meal preparation and family meals. This floor also includes three bedrooms and two bathrooms, with one bathroom conveniently located as an ensuite. The finished basement expands the living space significantly, adding three additional bedrooms, a full bathroom, and a large recreation room, offering versatile options for relaxation or hobbies. Situated on just over four acres, the property boasts a dugout, ensuring the grounds remain green and vibrant. A substantial storage building is also present, alongside space for constructing a workshop. The expansive land provides opportunities for small-scale farming, such as raising livestock and cultivating a sizable garden, contributing to a self-sufficient lifestyle.