



GRASSROOTS
REALTY GROUP

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95070 Range Road 18-3
Rural Taber, M.D. of, Alberta

MLS # A2312032



\$789,000

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|------------------|--|---------------|---|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 1,409 sq.ft. | Age: | - |
| Beds: | 3 | Baths: | 2 |
| Garage: | Additional Parking, Double Garage Detached, Gravel Driveway, Oversized | | |
| Lot Size: | 2.66 Acres | | |
| Lot Feat: | Few Trees, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot, See Re | | |

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|--------------------|--|-------------------|---------------------|
| Heating: | High Efficiency, Natural Gas | Water: | Cistern |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | Septic System |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial | LLD: | 33-9-18-W4 |
| Exterior: | Stone, Stucco, Vinyl Siding | Zoning: | Country Residential |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Jetted Tub, Storage, Sump Pump(s) | | |

Inclusions: Hoist in shop, Air Compressor in shop, 12x24 foot heated above ground pool. All outbuildings, yard/irrigation system (all equipment)

Beautifully restored original farmhouse, featuring oak trim and accents. Oak hardwood floors with Linoleum in kitchen and bathrooms. Open kitchen, dining room, and living room design. Custom oak cabinets with provision for both gas and electric stove. Main floor laundry room with stacked front load washer/dryer, provision for both gas and electric dryer. Large enclosed side porch with entry into a mud room with wash sink. Reading room off of the main bedroom with glass doored bookshelves. Central AC, and hot water tank new in 2025. Upgraded windows and roof. Basement has dry basement system with new weeping tile and sump pumps with battery backup and Level Sense alarm system. Yard is on SMRID irrigation with sprinklers for yard. 4 decks wrap around the house with a raised deck for the 12' X 24' X 52" high above ground heated pool. New pool heater in 2024 and new pumps and salt cell in 2025. 1 Plum tree, 5 apple trees, and 1 crab apple tree, 2 raspberry patches, and blueberry bushes in the yard. 10' X 20' Hydroponic greenhouse complete with all pumps and associated systems. Raised gardening beds for vegetables, and multiple flower beds round out the yard which won the best garden award for the Taber Municipal District in 2018. Sheltered fire pit in back yard. Spit Pit beside shop with a 6 foot motorized spit for spit roasting meat. Shop contains table and seating for 80 people. 40x68 foot, 2720 Sq Foot heated shop with LED lighting, cart lift, and rolling A frame shop crane. Wired with 220 full of benches and storage shelves. Office with mezzanine above. Shop has water storage with pressure system and hot water tank. Car wash pressure system with foam system. 2,000 watt backup generator on wheels inside shop. 2 - 500 gallon fuel bulk tanks on stands behind the garage.

All yard equipment, tools, trailers, mower, tractor, quads, yard sprayer negotiable