



GRASSROOTS
REALTY GROUP

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93018 Rge Rd 16-0
Rural Taber, M.D. of, Alberta

MLS # A2347115



\$1,549,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,571 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	13.57 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	Cistern
Floors:	Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	24-9-16-W4
Exterior:	Stucco	Zoning:	Rural Ag
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Central A/C, Hot Tub

Looking for a little peace and quiet, room to raise your family, park your trucks, or operate a business? This 13.57-acre property, located just south of Taber and surrounded by mature trees for added privacy, offers an ideal combination of country living and functionality. The bungalow-style home offers just under 1,600 sq. ft. of living space with 5 bedrooms and 2 bathrooms. The updated kitchen features a large island, maple cabinetry, pantry, and oversized windows that fill the space with natural light while overlooking the beautifully landscaped yard. The kitchen flows seamlessly into the living room, complete with a large picture window. Three bedrooms are located on the main floor, including the primary bedroom with its own 3-piece ensuite. Downstairs, you'll find a large open family room centred around a wood-burning fireplace, creating a warm and inviting space for family and friends to gather. Two additional bedrooms, including one large enough to accommodate two beds, along with a generous storage/utility area, provide plenty of additional space. Main-floor laundry and central air conditioning are just a few of the added conveniences this home offers. A 24' x 48' detached heated garage provides ample parking and storage, while the cedar-enclosed hot tub room offers the perfect place to unwind after a long day. For the business-minded buyer, the 142' x 50' metal-clad heated shop offers an impressive amount of workspace. It features two 14' x 16' overhead doors and one 20' x 14' overhead door, along with a 50' x 27' wash bay, 16' x 12' overhead door, 2-piece washroom, laundry, and a 750-gallon underfloor tank that flows to its own septic tank and field. An attached 12' x 16' office makes this an excellent setup for a home-based business or commercial operation. The property also includes numerous additional outbuildings, including another garage,

sheds, and a sea can. A dugout is located on the north end of the property, with pasture to the south. The beautifully landscaped yard offers plenty of room for entertaining, relaxing, or hosting gatherings and is equipped with underground sprinklers. With privacy, space, extensive shop facilities, and room for both work and recreation, this property offers an exceptional opportunity to enjoy the best of country living while remaining close to Taber.