



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

172075 Township Road 90
Rural Taber, M.D. of, Alberta

MLS # A2351799



\$1,275,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,424 sq.ft.	Age:	1974 (52 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Attached, Garage Faces Front, Gravel Driveway, Heated Garage		
Lot Size:	12.35 Acres		
Lot Feat:	Corner Lot, Landscaped, Lawn, Many Trees, Private, Yard Lights		

Heating:	Central, High Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Concrete, Other, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Cement Fiber Board
Foundation:	Poured Concrete
Features:	See Remarks, Storage, Sump Pump(s), Vinyl Windows

Water:	Cistern, See Remarks
Sewer:	Septic Field, Septic Tank
Condo Fee:	-
LLD:	34-8-17-W4
Zoning:	RA - Rural Agriculture
Utilities:	-

Inclusions: Stove in prep kitchen, flat griddle in prep kitchen, Fridge in prep kitchen, irrigation pump system, corral panels. Other equipment and goods negotiable

This stunning 12.36 acre more or less property located minutes from Taber and Barnwell has much to offer. Featuring a largely renovated 1424 square foot, 4 Bedroom, 2 Bathroom bungalow with finished basement and large double attached garage with radiant heat, electricity and water. The home has been renovated with vinyl plank flooring, newer PVC windows, Hardie board siding and updates throughout. Enjoy year round comfort from the High efficiency furnace and central air conditioning. The basement features large bedrooms with a potential 5th bedroom that could be added with relative ease and a large cold storage room as well as large storage spaces. This acreage has a large, mature treed yard with large garden area and multiple outbuildings as well as lots of parking. Currently, the property doubles as a wedding venue known as "Fehrfield Acres". The wedding venue is hosted in a large converted Quonset that has an addition with a commercial type kitchen and available gas line. The property has a large dugout supplying the yard and animals with plenty of water as well as corrals and livestock areas. Outbuildings include: Horse shed - 3 stall with auto waterer, Corrals, 36x24, 13 foot tall metal clad shop with concrete floor, heat, insulation and electricity. 20x12 foot concrete floor shed, 60x44 concrete floor metal Quonset with electricity and overhead door, Metal clad Quonset shop measuring 80x39 feet with 18x19 foot addition containing a commercial kitchen with available gas line. The yard also has underground sprinklers. Properties of this caliber don't come along often!