

# \$479,000 - 102004 Rr 161, Rural Taber, M.D. of

MLS® #A2104478

## \$479,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 2.61 Acres

NONE, Rural Taber, M.D. of, Alberta

Are you interested in acquiring a private acreage situated just outside of Taber? This residence is situated on a picturesque 2.61-acre parcel of land that is both stunning and expansive. Nestled amidst an abundant assortment of mature trees, this property offers ample coverage, creating a shaded oasis during the hot summer months. In addition, there is a 32 x 32 heated double detached garage, equipped with a parts room/office and a freezer room for added convenience. Furthermore, the garage is powered by 220-volt electricity, enhancing its functionality. The property features a dugout that supplies water to the underground sprinkler system, ensuring the maintenance of the immaculate landscaping. The dwelling itself boasts a recently updated roof and vinyl siding, contributing to its overall charm. To offer a reprieve from the summer heat, the house is equipped with air conditioning, creating a comfortable environment. Upon entering the residence, you will be greeted by a spacious living room adjacent to the kitchen, as well as a raised dining area, providing an open and inviting atmosphere. Furthermore, the home consists of a four-piece bathroom and two generously proportioned bedrooms at one end, while the other end boasts an expansive primary room with a four-piece ensuite. The ensuite is thoughtfully furnished with a jetted tub and water closet, offering a luxurious and convenient retreat. Ideal for anyone seeking a rural lifestyle while maintaining close proximity



to urban amenities, this acreage presents a superb opportunity. To schedule a private showing, we encourage you to contact your Realtor without delay.

Built in 1993

### **Essential Information**

|                |                                |
|----------------|--------------------------------|
| MLS® #         | A2104478                       |
| Price          | \$479,000                      |
| Bedrooms       | 3                              |
| Bathrooms      | 2.00                           |
| Full Baths     | 2                              |
| Square Footage | 1,216                          |
| Acres          | 2.61                           |
| Year Built     | 1993                           |
| Type           | Residential                    |
| Sub-Type       | Detached                       |
| Style          | Acreage with Residence, Mobile |
| Status         | Active                         |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 102004 Rr 161        |
| Subdivision | NONE                 |
| City        | Rural Taber, M.D. of |
| County      | Taber, M.D. of       |
| Province    | Alberta              |
| Postal Code | T0K 1X0              |

### **Amenities**

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Jetted Tub, Vaulted Ceiling(s) |
| Appliances        | Other   |
| Heating           | Forced Air, Natural Gas                       |
| Cooling           | Central Air                                   |
| Basement          | None  |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Front Yard, Lawn, Many Trees |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding                 |
| Foundation        | None                         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 4th, 2024 |
| Days on Market | 427                |
| Zoning         | Rural Agriculture  |

## Listing Details

|                |  |
|----------------|--|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|--|

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