

# \$1,200,000 - 91041 Rge Rd 164, Taber

MLS® #A2166433

**\$1,200,000**

4 Bedroom, 4.00 Bathroom, 2,849 sqft

Residential on 9.98 Acres

NONE, Taber, Alberta

Looking for your own space to raise a family, have some horses and enjoy the quiet country? If so, this is it! This 9.98 acre parcel has a dugout for water, loads of space for a garden, an area for some horses and plenty of space to roam. The beautiful 4 bedroom home boasts over 2800 sq ft with impressive vaulted ceilings and space for the whole family. Enjoy the sunset on the front porch that leads through a new front door into a large open entrance with office just to the left with double doors, large window and closet space. To the right you'll find a laundry room with built in cabinets for your convenience and just down the hall a large mud room with two piece bathroom and entrance to the double heated garage. Hosting family gatherings will be a breeze with all the open space that the kitchen, dining and living room spaces offer. The kitchen is something to be desired with ample cabinets featuring soft close doors, under cabinet lighting, a large island for rolling pastries or serving food, a walk in pantry, all complimented by new stainless steel appliances. A gas fireplace in the living room is the perfect spot to gather round on cool nights and the back deck, just off the dining room is a great size to have BBQs or lounge for the day while the kids play in the yard or soak in the hot tub. Escape up the stairs off the living room, to the grand primary suite where you can relax and unwind. The 5pc en suite offers a corner jet tub, walk in shower, double sinks and even storage space. There's



a room just off the primary, which could be a workout space or used perhaps as a nursery and the massive walk in closet with vaulted ceilings is yet another fantastic feature. The walkout basement features 2 large sized bedrooms with large closets, a 4th bathroom, games space, perfect for a pool table, a cozy living room with gas fireplace and a wet bar for entertaining. Watering the yard is taken care of with 9 zones of underground sprinklers and a new 5hp pump. There is also water to the animal corral. Every acreage needs a shop! This one is 40x60' , heated, has a floor drain, shelving, 3 overhead doors and water for washing machines and vehicles. A few other features include new light fixture (fan) and carpet in primary bedroom, hot water on demand under kitchen sink, new blinds, fresh paint, new water pump, stock waterer for 50 head heated on 12x12' cement pad and even more! Plan to see it!

Built in 2007

### **Essential Information**

MLS® #	A2166433
Price	\$1,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,849
Acres	9.98
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	91041 Rge Rd 164
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Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 2C9

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Fire Pit, Rain Barrel/Cistern(s)
Lot Description	Landscaped, Pasture, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	September 17th, 2024
Days on Market	219
Zoning	CR

### Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (TABER)
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