

# \$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	426
Zoning	Rural Agriculture

## Listing Details

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.