

# **\$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	466
Zoning	Rural Agriculture

**Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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