

# **\$499,900 - 171065 Hwy 3, Rural Taber, M.D. of**

MLS® #A2193646

**\$499,900**

4 Bedroom, 1.00 Bathroom, 1,158 sqft

Residential on 1.24 Acres

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

Country living at its best, this is a great family property with tons of area in the yard for the kids to play while making forts in the abundance of trees. Walking into this 1158 sq ft home you are greeted with a large entrance then off to the left you are welcomed into an open kitchen and dining room combination. The kitchen has an abundance of cupboards and tons of counter space for meal prep and baking. Moving into the Living Room that could be used as a play room or office/computer area and then you will enter a very large Living Area with a cozy wood burning stove for those chilly nights and tons of room for entertaining, there is access from this room to a screened in porch, a great place to hang out during the summer months! The Main floor also has a 4 pce bathroom and 2 more bedrooms as well as main floor laundry. There is a loft area perfect for either storage or a fun play area for the kids! In the basement, you will find two more bedrooms and a nice sized family/games room. There is an irrigation system that does not require a pump because there is enough pressure to run the sprinklers. In the back yard you will find a nice little seating area that is covered with a pergola as well as a large shed and an outbuilding that is livable with 220 amp power. New shingles on home and garage. This acreage is in a great location and is a must see!

Built in 1940



## Essential Information

MLS® #	A2193646
Price	\$499,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,158
Acres	1.24
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

## Community Information

Address	171065 Hwy 3
Subdivision	NONE
City	Rural Taber, M.D. of
County	Taber, M.D. of
Province	Alberta
Postal Code	T0K 2B0

## Amenities

Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows, French Door, Skylight(s)
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	BBQ gas line, Private Yard, RV Hookup
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Lawn
Roof	Metal
Construction	Vinyl Siding
Foundation	Wood

**Additional Information**

Date Listed	February 13th, 2025
Days on Market	81
Zoning	Group Country Residential

**Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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