

# **\$495,000 - 101022 Rge Rd 161, Rural Taber, M.D. of**

MLS® #A2190853

**\$495,000**

3 Bedroom, 2.00 Bathroom, 1,444 sqft

Residential on 2.22 Acres

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

Welcome Home! Warm, inviting, charming and rustic are just a few of the words that describe this fantastic acreage located just 5 minutes (5.5 kms) from Taber on paved roads. From the minute you step inside, you will feel welcome here! The kitchen features a large island (with a wine rack) and a generous dining room area. The master bedroom has a walk through closet leading to a 2 pc ensuite. From the ensuite, you can access the large (17' X 32') deck; complete with hot tub. The living room is huge and features a wood burning stove. There's also another bedroom; complete with a murphy bed; main floor laundry, and another room which could be an office, exercise room or whatever you decide. This room also leads you out to the massive attached 30' X 40 heated garage (added in 2014 with a new heater in 2022). In the basement, there's a family room, another bedroom and plenty of room for storage. Some important updates include a new Carrier furnace in 2023, new electrical panels, new hot water tank in 2022, cistern pump and new landscaping in the backyard. There's also another (32' X 26) garage/storage building. With appliances, underground sprinklers, and central A/C also included, this package is complete! This home shows pride of ownership and is move in ready so have a look today and welcome home! PRICED BELOW RECENTLY APPRAISED VALUE!

Built in 1954



## Essential Information

MLS® #	A2190853
Price	\$495,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,444
Acres	2.22
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	101022 Rge Rd 161
Subdivision	NONE
City	Rural Taber, M.D. of
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 2C9

## Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Sump Pump(s)
Appliances	Dishwasher, Refrigerator, Dryer, Garburator, Gas Stove, Microwave, Washer
Heating	Natural Gas, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

**Exterior**

Exterior Features	Other, Storage
Lot Description	Landscaped, Underground Sprinklers
Roof	Metal
Construction	Mixed
Foundation	Poured Concrete

**Additional Information**

Date Listed	January 29th, 2025
Days on Market	100
Zoning	RA

**Listing Details**

Listing Office	REAL BROKER
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