



GRASSROOTS
REALTY GROUP

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102025 RGE RD 16-3
Rural Taber, M.D. of, Alberta

MLS # A2223045



\$2,485,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,519 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	59.45 Acres		
Lot Feat:	Lawn, Many Trees, Pasture		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Mixed, Stone
Foundation:	Poured Concrete
Features:	Kitchen Island, Natural Woodwork, No Smoking Home, Pantry

Water:	Cistern
Sewer:	Septic Tank
Condo Fee:	-
LLD:	15-10-16-W4
Zoning:	AG
Utilities:	-

Inclusions: See remarks

Here is a rare opportunity to own 59 acres of land, cultivated and irrigated, pivot minutes from Taber just off the Pavement North of Taber. Live. Work. Play. There is 2 homes, the first built in 2005, 5 bed 3 bath home with double attached garage. Spacious home over 1550 sqft, functional layout with a large kitchen, pantry, eat up island, and natural wood cabinets. The garden doors open to your large deck in the back. Basement is fully finished with another 3 bedrooms, and full bath. 2 laundry hook-ups both up and down. The second home is about half way done being built, and will wait to be completed for the new buyers to pick their finishing touches. 2 bed 1 bath home with attached garage, all one level so NO STAIRS ! Could easily be sold and moved if a second home isn't wanted as an option, but would be the perfect place for mom and dad with their kids, or for mom in law suite...Many options here ! There is also a 50x60 shop. Insulated and heated, and as a bonus, there is another 50x60 space. No heat or insulation yet.