



GRASSROOTS
REALTY GROUP

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112029 RR 144
Rural Taber, M.D. of, Alberta

MLS # A2228598



\$1,050,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,120 sq.ft.	Age:	2017 (8 yrs old)
Beds:	8	Baths:	3
Garage:	Carport		
Lot Size:	16.66 Acres		
Lot Feat:	Garden, Landscaped, Treed		

Heating:	Forced Air	Water:	Cistern
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	Rural agriculture
Foundation:	ICF Block	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: 10 acres water rights.

Large modern home and shop on 16.6 acres with river view! Very appealing 16.6 acre property overlooking the Old Man River to the north and good river valley view to the east also. There is a 40' X 40' insulated/heated shop, shelters for cattle etc., 2 grain bins and old mobile home used as chicken coop. Large 8 year old home is 2120 sq. ft., 8 bedrooms and 3 bathrooms, 9' ceilings, kitchen has 2 pantries, huge living room and basement family rooms with central A/C. Home has ICF basement, fibre cement siding, triple pane windows, lots of tile in bathrooms and on all lower basement walls, vinyl planking throughout main floor and is fully finished except basement floor (basement floor was painted and paint has peeled as shown in pictures). Enjoy the view on front porch that measures 34' X 7' 6" and also 12' X 21' rear deck. Property has good mature trees and lots of well established trees coming along for good shelter, 2 SMRID water outlets and 10 acres "water rights" with rural agriculture zoning. Cistern is approx. 5000 gallons with septic tank and field.