



GRASSROOTS
REALTY GROUP

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171065 Hwy 3
Rural Taber, M.D. of, Alberta

MLS # A2247112



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,537 sq.ft.	Age:	1940 (85 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	1.24 Acres		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	Cistern
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	26-9-17-W4
Exterior:	Vinyl Siding	Zoning:	Group Country Residential
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), French Door, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, washer, dryer, freezer, window coverings, central AC, window coverings, garage door opener w/ remote, sheds

Discover peaceful country living just minutes west of Taber at this charming 1.24-acre acreage property! This cozy 1,537 sq ft bungalow offers bright, spacious living with large windows and a warm, welcoming layout. The home features 3 bedrooms, a partially finished basement and main floor laundry. Completing the main floor is a generous living room - perfect for family gatherings. Enjoy outdoor living on the screened-in porch, pergola-covered patio, or spacious deck, all overlooking a beautifully fenced and landscaped yard. There's plenty of storage with multiple sheds, and the oversized 26' x 28' double detached garage provides space for vehicles and hobbies. This acreage offers a perfect blend of rural privacy and modern comfort. Ideal for families, retirees, or those seeking a quieter lifestyle close to town. Don't miss this rare opportunity to own a well-maintained acreage in a desirable Southern Alberta location. Book your private showing with your favorite REALTOR ® today!