



**145001 Range Road 153 Range  
Rural Taber, M.D. of, Alberta**

**MLS # A2260962**



**\$599,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	1,099 sq.ft.	<b>Age:</b> 1975 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b> 2
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Side	
<b>Lot Size:</b>	17.70 Acres	
<b>Lot Feat:</b>	Beach, Creek/River/Stream/Pond, Few Trees, Garden, Irregular Lot, Lawn, L	

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	27-14-15-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Rural Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, French Door, Natural Woodwork, No Smoking Home, Vinyl Windows		
<b>Inclusions:</b>	None		

This is a rare opportunity to own a River Ranch Home secluded from the world at the end of a quiet county road. Two parcels of land totaling 17.7 acres border the Bow and offer unparalleled views and opportunity. From the kitchen window, you can watch the current slowly pass by. World famous fishing, boating, wildlife, and clear water are directly outside your window. The home is well maintained and ready to move in. Recent upgrades include windows, an accessible bathroom, a metal roof, flooring, custom boiler system, and extensive yard clean up. This 17.7 acre property holds promise for a multitude of ventures. There are legacy corrals, bins and a barn are close at hand for the critters of your choosing. A 40x60 Quonset provides limitless options. Conveniently located in the heart of Southern Alberta makes this the perfect place to get away and still have amenities close at hand. This RIVER FRONT home is a rare opportunity, call today for a private showing.