



92060 Range Road 165
Rural Taber, M.D. of, Alberta

MLS # A2295757



\$649,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,673 sq.ft. | Age: | 1963 (63 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Additional Parking, Double Garage Attached, Driveway, Garage Door Opener | | |
| Lot Size: | 3.88 Acres | | |
| Lot Feat: | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, Private | | |

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|--------------------|--|-------------------|---|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | Drinking Water, Dugout |
| Floors: | Carpet, Ceramic Tile, Laminate, Linoleum | Sewer: | Septic Field |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 18-9-16-W4 |
| Exterior: | Concrete, Stucco, Vinyl Siding, Wood Frame | Zoning: | Rural Agriculture |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, Phone |
| Features: | Jetted Tub, No Smoking Home, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows | | |

Inclusions: N/A

Only a few minutes from Taber - This Acreage is the perfect home to have the peacefulness of country living while still being close to a great community! With 3.88 acres of land this home will give you a great outdoor space and plenty of trees providing you with lots of privacy. Recent upgrades include roof, central air, furnace, carpet, gas stove, and fridge. The main floor is spacious and includes a large living room with a wood burning fireplace. The kitchen and dining room provide plenty of space and feature a pantry, newer gas stove and double door fridge. Both upstairs bedrooms come with brand new carpet. Enjoy the ensuite with your own jetted soaker tub. Fully developed basement with brand new carpet in the family room and bedroom. Oversized heated garage with 9 foot garage doors. Covered deck to enjoy your beautiful yard. Lined dugout with 5 stage water filtration system. The property is also zoned rural agriculture which would allow for a small amount of farm animals. If you are looking for acreage living but still want to be close to schools and amenities this is the perfect home!