



**80074 HWY 36**  
**Rural Taber, M.D. of, Alberta**

**MLS # A2301532**



**\$960,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split, Acreage with Residence		
<b>Size:</b>	1,421 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Detached, Multiple Driveways, Off Street, Single C		
<b>Lot Size:</b>	11.54 Acres		
<b>Lot Feat:</b>	Front Yard, Level, Many Trees, Private		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Dugout
<b>Floors:</b>	Carpet, Linoleum, Wood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	1-8-17-W4
<b>Exterior:</b>	Masonite, Stucco, Vinyl Siding	<b>Zoning:</b>	RA - Rural Agricultural
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Storage, Vinyl Windows		

**Inclusions:** Electric opener on shop

Located 18.4Km south of Taber with easy access directly off Hwy 36. This 11.54 acre m/l parcel has a 1421 square foot home with single attached garage, double detached garage and large 40x100 foot shop. Rural Agriculture zoning allows for multiple use possibilities that other acreages just don't have. The metal clad shop has a partial concrete and dirt floor. The property has a cistern for potable water and dugout water, filled twice yearly by the seller, for yard and other use. The property features a mature, well treed yard with plenty of space and privacy.