



GRASSROOTS
REALTY GROUP

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100049 Rng Rd 184
Taber, Alberta

MLS # A2181564



\$1,174,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,673 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, RV Access/Pa		
Lot Size:	7.86 Acres		
Lot Feat:	Back Yard, Gazebo, Landscaped, Lawn, No Neighbours Behind, Private, Tree		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	4-10-18-W4
Exterior:	Stucco	Zoning:	RA
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, A/C radiant heater, grain bin gazebo, welder, air compressor with all lines, antique wagon, 2 antique trucks, shop heaters with ducting, Quonset, 5 fuel tanks with stands, irrigation wheel moves, 6 sheds

Looking for that perfect acreage to call home? Then this is it! This 7.86 acre parcel offer a prestine bungalow home, a large heated shop with 5 overhead doors, a 73'x51' quonset and 6 sheds. Step inside and you'll notice right away, the show stopping floor-to-ceiling rock fireplace, tray ceiling, and plenty of large windows that flood the space with natural light. The open concept main floor allows for easy family gatherings. The kitchen with 1/4 sawn oak cabinets, hosts an ample workspace with a island, a generous pantry, and top-notch stainless steel appliances. Plus, in 2020, the main floor was made even more inviting by giving it a fresh coat of paint, replacing the trim, and adding new tile in the kitchen, master ensuite, and laundry room. Along with new vinyl plank and lino flooring for that extra touch of elegance. The patio doors lead out to a deck complete with trex decking, which overlooks a private yard with a grain bin Gazebo that's perfect for entertaining and showcasing some charming antique pieces in the summer. You'll find the primary bedroom on one side of the home with a second bedroom and nice sized laundry on the other. The primary bedroom has a 3pc ensuite with claw tub for soaking after a long day and a walk in closet. The main floor also has a 4pc bathroom with large linen closet and features a barn wood wall. Head downstairs, and you'll find two more generously sized bedrooms with good sized closets, a cozy family room, perfect for family movie night, a 3pc bathroom, a huge amount of storage space plus and office/hobby room. A few more features can be found such as AC, built in speakers, shingles from 2020, a new kitchen stove and water tank. You'll find the attached heated garage more than convenient with a floor drain as well. The shop is just under 4,000 sq ft and is the perfect place to work on, build or store any motor vehicle or just to hang

out in and is equipped with a welder and air compressor. On the property you'll also notice a couple of antique trucks that make a great photo back drop, some fuel tanks and an irrigation wheel mov as well. This is one of those properties you simply must see to appreciate. It's all located 18 kms west of Taber.