



GRASSROOTS
REALTY GROUP

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112001B Hays Road E
Rural Taber, M.D. of, Alberta

MLS # A2191543



\$950,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,265 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	3.50 Acres		
Lot Feat:	Creek/River/Stream/Pond, Lawn, Many Trees, Native Plants, Private, See Re		

Heating:	Forced Air	Water:	Well
Floors:	Tile, Vinyl	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Rural
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Jetted Tub, Open Floorplan, Soaking Tub		

Inclusions: Refrigerator, Stove, Dishwasher, Chicken coop, Shed, Shop, Bunkhouse.

Check out this property! This acreage is situated right on the old man river! This is truly a place of privacy and tranquility. Featuring 4 beds, 1.5 bathrooms, a bunkhouse, shed, and shop, and ample opportunity for fishing, floating, large gatherings and hunting, this place is ideal for those looking to escape the city. Some recent updates include the hot water tank, the roof is 12 years old, there is central A/C, the furnace is 12 years old, and the views are absolutely stunning! Contact your favorite REALTOR® to book a showing.