

# \$1,299,000 - 100049 Rng Rd 184, Taber

MLS® #A2181564

**\$1,299,000**

4 Bedroom, 3.00 Bathroom, 1,673 sqft

Residential on 7.86 Acres

NONE, Taber, Alberta

Looking for that perfect acreage to call home? Then this is it! This 7.86 acre parcel offer a pristine 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.

Built in 2008

### **Essential Information**

MLS® #	A2181564
Price	\$1,299,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,673
Acres	7.86
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	100049 Rng Rd 184
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T0K 2G0

## Amenities

Parking	Concrete Driveway, Double Garage Attached, Heated Garage, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Gazebo, Landscaped, Lawn, No Neighbours Behind, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	November 29th, 2024
Days on Market	233
Zoning	RA

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (TABER)
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.