

\$1,080,000 - 112029 Rr 144, Rural Taber, M.D. of

MLS® #A2228598

\$1,080,000

8 Bedroom, 3.00 Bathroom, 2,120 sqft

Residential on 16.66 Acres

NONE, Rural Taber, M.D. of, Alberta

Large modern home and shop on 16.6 acres with river view! Very appealing 16.6 acre property overlooking the Old Man River to the north and good river valley view to the east also. There is a 40' X 40' insulated/heated shop, shelters for cattle etc., 2 grain bins and old mobile home used as chicken coop. Large 8 year old home is 2120 sq. ft., 8 bedrooms and 3 bathrooms, 9' ceilings, kitchen has 2 pantries, huge living room and basement family rooms with central A/C. Home has ICF basement, fibre cement siding, triple pane windows, lots of tile in bathrooms and on all lower basement walls, vinyl planking throughout main floor and is fully finished except basement floor (basement floor was painted and paint has peeled as shown in pictures). Enjoy the view on front porch that measures 34' X 7' 6" and also 12' X 21' rear deck. Property has good mature trees and lots of well established trees coming along for good shelter, 2 SMRID water outlets and 10 acres "water rights" with rural agriculture zoning. Cistern is approx. 5000 gallons with septic tank and field.

Built in 2017

Essential Information

| | |
|----------|-------------|
| MLS® # | A2228598 |
| Price | \$1,080,000 |
| Bedrooms | 8 |



| | |
|----------------|----------------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,120 |
| Acres | 16.66 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 112029 Rr 144 |
| Subdivision | NONE |
| City | Rural Taber, M.D. of |
| County | Taber, M.D. of |
| Province | Alberta |
| Postal Code | T0K 1X0 |

Amenities

| | |
|---------|---------|
| Parking | Carport |
|---------|---------|

Interior

| | |
|-------------------|---|
| Interior Features | No Smoking Home, See Remarks |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Garden |
| Lot Description | Garden, Landscaped, Treed |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board |
| Foundation | ICF Block |

Additional Information

| | |
|-------------|----------------|
| Date Listed | June 9th, 2025 |
|-------------|----------------|

| | |
|----------------|-------------------|
| Days on Market | 73 |
| Zoning | Rural agriculture |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Real Estate Centre |
|----------------|--------------------|

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