

\$1,206,000 - 131010 Range Road 163, Vauxhall

MLS® #A2247897

\$1,206,000

4 Bedroom, 2.00 Bathroom, 1,218 sqft

Residential on 42.00 Acres

NONE, Vauxhall, Alberta

Discover the perfect blend of modern living and country freedom with this beautifully built 1,218 sq. ft. bungalow sitting on 42 acres of irrigated land. Built in 2021, this property is ideal for hobby farmers, outdoor enthusiasts, or anyone seeking wide-open space with all the comforts of a newer home.

Step inside to find a stylish, functional kitchen with custom cabinetry, stainless steel appliances, walk-in pantry, and eye-catching backsplash. The open-concept layout flows beautifully into the living area, creating a warm and inviting atmosphere. The home features 4 bedrooms (1 up, 3 down), 2 full bathrooms, and a fully finished basement with a large family room and cold storage – perfect for stocking up from your own garden or local harvest.

Outside, you'll appreciate the attached heated 14x20 double garage for year-round parking and the 30x24 shop for equipment, storage, or workshop needs. The land offers endless potential – from growing crops or raising animals to simply enjoying the tranquility and privacy of your own prairie escape.

Whether you're starting your farming journey or want to enjoy rural life with modern comfort, this irrigated hobby farm is ready to welcome you home.

Built in 2021



Essential Information

MLS® #	A2247897
Price	\$1,206,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,218
Acres	42.00
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	131010 Range Road 163
Subdivision	NONE
City	Vauxhall
County	Taber, M.D. of
Province	Alberta
Postal Code	T0K 2K0

Amenities

Parking	Double Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Boiler, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Storage, Dog Run
Lot Description	Back Yard, Farm, Garden, Irregular Lot, No Neighbours Behind, Pasture, Dog Run Fenced In, Few Trees, Views
Roof	Asphalt Shingle

Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	70
Zoning	Rural Urban Fringe

Listing Details

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

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.