

94038 Range Road 172  
Rural Taber, M.D. of, Alberta

MLS # A2249918



**\$1,399,000**

**Division:** NONE

**Cur. Use:** Commercial

**Style:** Bungalow

**Size:** 1,484 sq.ft. **Age:** -

**Beds:** 4 **Baths:** 2 full / 1 half

**Garage:** Aggregate, Off Street

**Lot Size:** 2.53 Acres

**Lot Feat:** Cleared, Other

**Water:** -

**Sewer:** -

**Near Town:** Taber

**LLD:** 27-9-17-W4

**Zoning:** RS, NR

**Utilities:** -

**Heating:** Central, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Suite

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** -

**Major Use:** Other

Excellent mechanical/welding shop set up with cute home close to town. This 2.53 acre more or less parcel features a large, 60x64 foot well appointed mechanical and welding shop with a 10 ton overhead crane and 19.5 foot high ceiling as well as bays with mechanical pit. Plenty of space for a fabrication setup and a cozy home right next door. Close to town with just a short drive to Highway 3, offers excellent access and exposure. The home has a 1 bedroom basement suite with its own kitchen, bathroom and laundry. Upstairs offers 3 bedrooms and 1 bathroom as well as a large patio and living room with a wood burning stove.