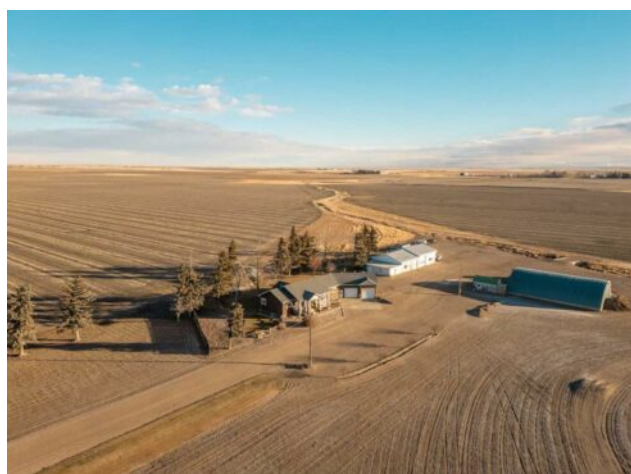


100049 RR 184
Rural Taber, M.D. of, Alberta

MLS # A2277557



\$1,195,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,697 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	7.86 Acres		
Lot Feat:	Back Yard, Gazebo, Landscaped, Lawn, No Neighbours Behind, Private, Tree		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	RA
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s)		

Inclusions: Kitchen Appliances (Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, A/C, Gazebo, Antique Wagon, 2 Antique Trucks, Welder, Air Compressor, Fuel Tanks (5) Irrigation Wheel Line, Sheds (6)

Just 15 minutes east of Coaldale, this ranch-style acreage offers the perfect blend of space, function, and country charm. The home features 4 bedrooms and 3 bathrooms and showcases a beautiful rock fireplace, large windows, and an open-concept floor plan that fills the space with natural light while maintaining a warm, cosy country feel. Situated on 7.86 acres, the property is exceptionally well equipped with a large heated shop (73' x 51') featuring five overhead doors, a Quonset, and six additional sheds, making it ideal for a home based business, equipment storage, or hobby farming. The backyard is highlighted by a unique grain bin gazebo, creating a the perfect spot for entertaining, hosting weddings, or gathering family and friends for special occasions. This acreage offers a rare opportunity to enjoy rural living with space, character, and versatility,