

# **\$1,250,000 - 93065 Range Rd 164, Rural Taber, M.D. of**

---

MLS® #A2164519

**\$1,250,000**

3 Bedroom, 3.00 Bathroom, 2,125 sqft

Residential on 14.60 Acres

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

This stunning acreage is perfect for entertaining, featuring a fabulous spacious kitchen, dinning, and living area complemented by vaulted ceilings and elegant and classy wood and rock accents and timeless hardwood flooring. The main floor is also home to three bedrooms, laundry room, two full bathrooms and a 1/2 bath. Recent updates enhance the property, showcasing a new roof, eaves, and siding, as well as a cedar deck, septic system north of house, and exquisite landscaping with real split rock, stamped and exposed aggregate concrete. Additional upgrades include new window coverings, updated paint and wallpaper, fireplace, and four outbuildings for versatile use. There are also 7 acres of grazing lease for \$26.25 per year. Just to the North of the home there are pads and services to set up a mobile home or whatever your needs may be for an additional structure. There is so much outdoor living on this property to just sit and enjoy your beautiful yard. This property exceeds every expectation of rural living for your family!!! So if you are in the market for an exceptionally designed home and yard this beauty could be yours!!

Built in 2002

## **Essential Information**

MLS® #	A2164519
Price	\$1,250,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,125
Acres	14.60
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	93065 Range Rd 164
Subdivision	NONE
City	Rural Taber, M.D. of
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 2C7

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Soaking Tub, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Kennel, Rain Barrel/Cistern(s)
Lot Description	Many Trees, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle

Construction	Composite Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 25th, 2024
Days on Market	215
Zoning	Group Country Residential

**Listing Details**

Listing Office	Century 21 Foothills South Real Estate
----------------	--

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.