

\$659,900 - 101040 Rr 18-2, Rural Taber, M.D. of

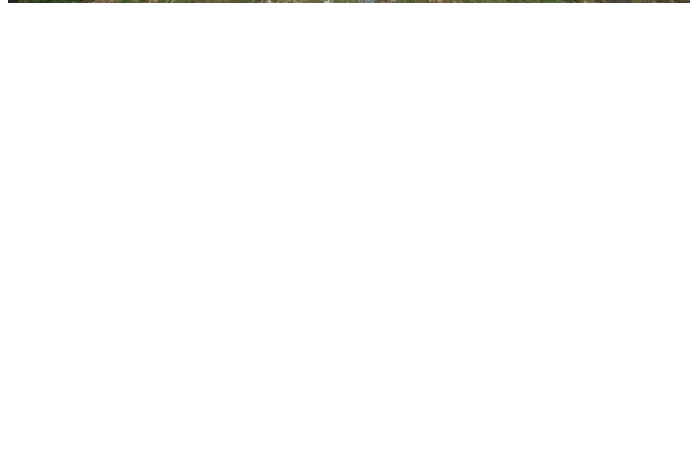
MLS® #A2211972

\$659,900

6 Bedroom, 3.00 Bathroom, 1,411 sqft
Residential on 6.13 Acres

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

If you're in search of an exceptional property zoned for Rural Agricultural use, this expansive six-acre estate is the perfect blend of tranquility and functionality, ideal for those seeking a serene rural lifestyle. The well-appointed mobile home boasts impressive 9-foot ceilings, creating an open and airy atmosphere, with a cozy sitting area featuring a gas fireplace—perfect for relaxing with a good book or entertaining friends and family. The home includes three bedrooms upstairs, including a primary suite with a walk-in closet and a luxurious 4-piece ensuite, along with an additional 3-piece bathroom on the main floor for added convenience. The walk-out basement provides even more space, showcasing a large family room alongside three additional bedrooms and another 3-piece bathroom. With central air conditioning and a high-efficiency furnace for year-round comfort, this property offers not only a comfortable living space but also significant agricultural advantages, including an irrigation system and reliable water supply for gardening or raising animals. Nestled in a serene environment, you can enjoy the peace and beauty of rural living while maintaining easy access to local amenities. One of the standout features is the heated 32' x 64' shop, equipped with a bathroom and ample storage space, making it a dream for tradespeople, hobbyists, or anyone wanting to embark on DIY projects. Don't miss this incredible opportunity to own a remarkable acreage that caters to



families, hobbyists, and nature enthusiasts alike”schedule a viewing today with your favorite realtor and see the potential for your future home!

Built in 2008

Essential Information

| | |
|----------------|---|
| MLS® # | A2211972 |
| Price | \$659,900 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,411 |
| Acres | 6.13 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Single Wide Mobile Home |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 101040 Rr 18-2 |
| Subdivision | NONE |
| City | Rural Taber, M.D. of |
| County | Taber, M.D. of |
| Province | Alberta |
| Postal Code | T0K 1B7 |

Amenities

| | |
|---------|------|
| Parking | None |
|---------|------|

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, No Smoking Home, Walk-In Closet(s), Sauna |
| Appliances | Other |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|--------------|----------------|
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Landscaped, Low Maintenance Landscape, No Neighbours Behind, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | April 22nd, 2025 |
| Days on Market | 17 |
| Zoning | Rural Agriculture |

Listing Details

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