# \$1,050,000 - 112029 Rr 144, Rural Taber, M.D. of

MLS® #A2228598

## \$1,050,000

8 Bedroom, 3.00 Bathroom, 2,120 sqft Residential on 16.66 Acres

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

Large modern home and shop on 16.6 acres with river view! Very appealing 16.6 acre property overlooking the Old Man River to the north and good river valley view to the east also. There is a 40' X 40' insulated/heated shop, shelters for cattle etc., 2 grain bins and old mobile home used as chicken coop. Large 8 year old home is 2120 sq. ft., 8 bedrooms and 3 bathrooms, 9' ceilings, kitchen has 2 pantries, huge living room and basement family rooms with central A/C. Home has ICF basement, fibre cement siding, triple pane windows, lots of tile in bathrooms and on all lower basement walls, vinyl planking throughout main floor and is fully finished except basement floor (basement floor was painted and paint has peeled as shown in pictures). Enjoy the view on front porch that measures 34' X 7' 6" and also 12' X 21' rear deck. Property has good mature trees and lots of well established trees coming along for good shelter, 2 SMRID water outlets and 10 acres "water rights" with rural agriculture zoning. Cistern is approx. 5000 gallons with septic tank and field.

Built in 2017

#### **Essential Information**

MLS® # A2228598 Price \$1,050,000

Bedrooms 8







Bathrooms 3.00

Full Baths 3

Square Footage 2,120

Acres 16.66

Year Built 2017

Type Residential Sub-Type Detached

Style Bungalow, Acreage with Residence

Status Active

## **Community Information**

Address 112029 Rr 144

Subdivision NONE

City Rural Taber, M.D. of

County Taber, M.D. of

Province Alberta
Postal Code T0K 1X0

### **Amenities**

Parking Carport

#### Interior

Interior Features No Smoking Home, See Remarks

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood

Fan, Refrigerator, Washer/Dryer

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden

Lot Description Garden, Landscaped, Treed

Roof Asphalt Shingle

Construction Cement Fiber Board

Foundation ICF Block

#### **Additional Information**

Date Listed June 9th, 2025

Days on Market 147

Zoning Rural agriculture

# **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.