

# \$499,900 - 171065 Hwy 3, Rural Taber, M.D. of

MLS® #A2247112

**\$499,900**

4 Bedroom, 1.00 Bathroom, 1,537 sqft

Residential on 1.24 Acres

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

Discover peaceful country living just minutes west of Taber at this charming 1.24-acre acreage property! This cozy 1,537 sq ft bungalow offers bright, spacious living with large windows and a warm, welcoming layout. The home features 3 bedrooms, a partially finished basement and main floor laundry. Completing the main floor is a generous living room - perfect for family gatherings. Enjoy outdoor living on the screened-in porch, pergola-covered patio, or spacious deck, all overlooking a beautifully fenced and landscaped yard. There's plenty of storage with multiple sheds, and the oversized 26' x 28' double detached garage provides space for vehicles and hobbies. This acreage offers a perfect blend of rural privacy and modern comfort. Ideal for families, retirees, or those seeking a quieter lifestyle close to town. Don't miss this rare opportunity to own a well-maintained acreage in a desirable Southern Alberta location. Book your private showing with your favorite REALTOR® today!

Built in 1940

## Essential Information

MLS® # A2247112

Price \$499,900

Bedrooms 4



|                |                                  |
|----------------|----------------------------------|
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,537                            |
| Acres          | 1.24                             |
| Year Built     | 1940                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 171065 Hwy 3         |
| Subdivision | NONE                 |
| City        | Rural Taber, M.D. of |
| County      | Taber, M.D. of       |
| Province    | Alberta              |
| Postal Code | T0K 2B0              |

### **Amenities**

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### **Interior**

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), French Door, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                     |
| Cooling           | Central Air                                                                                                                    |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |
| Fireplaces        | Wood Burning Stove                                                                                                             |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full, Partially Finished                                                                                                       |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard, Storage |
| Lot Description   | Back Yard             |
| Roof              | Asphalt Shingle       |

|              |              |
|--------------|--------------|
| Construction | Vinyl Siding |
| Foundation   | Wood         |

**Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | August 8th, 2025          |
| Days on Market | 87                        |
| Zoning         | Group Country Residential |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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