

\$2,100,000 - 100004 Rge Rd 173, Rural Taber, M.D. of

MLS® #A2259707

\$2,100,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 88.77 Acres

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

Eighty-eight acres of opportunity stretch out just west of Taber. Shaped like a triangle, this property fans out from its southeast corner homestead toward the west and north, where you™ll find fields serviced by wheel lines and a pivot. With 30 acres of valuable water rights, you™ve got what you need to grow crops, sustain animals, or simply hold onto as a rare investment. At the heart of it all is a classic 2434 sqft bungalow, its stucco exterior accented by protective pecka roll shutters on every window. Inside, the entrance doubles as a laundry space and sun room, from there a convenient 2 pc washroom is tucked to the side before heading into the open expansive kitchen and dining area that can easily host a harvest dinner or a casual weeknight meal. French doors lead into a cozy living room anchored by a wood-burning fireplace. Down the hall, a library with patio doors to a second sun room, this time south facing. Completing the main floor are 2 more bedrooms, a 4pc bathroom and the large primary suite with 3pc en-suite. The basement is a blank canvas for future expansion and has plumbing for a 4th washroom already. The yard is beautifully landscaped and equipped with underground sprinklers to keep everything lush. Outbuildings include a steel-framed 40'x60' shop, sheds, corrals, and shelters for animals. There™s even a 22'x30' heated building with water once used as a photography darkroom™a charming bonus space ready for a studio, hobby workshop, or office. A dugout



adds yet another layer of utility and security for the land. Whether your vision is to farm, ranch, or simply enjoy unmatched elbow room, this property delivers.

Essential Information

MLS® #	A2259707
Price	\$2,100,000
Bathrooms	0.00
Acres	88.77
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	100004 Rge Rd 173
Subdivision	NONE
City	Rural Taber, M.D. of
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 2C8

Additional Information

Date Listed	September 25th, 2025
Days on Market	3
Zoning	AG

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE (TABER)

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