

# \$495,000 - 101022 Rge Rd 161, Rural Taber, M.D. of

MLS® #A2190853

**\$495,000**

3 Bedroom, 2.00 Bathroom, 1,444 sqft  
Residential on 2.22 Acres

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

Welcome Home! Warm, inviting, charming and rustic are just a few of the words that describe this fantastic acreage located just 5 minutes (5.5 kms) from Taber on paved roads. From the minute you step inside, you will feel welcome here! The kitchen features a large island (with a wine rack) and a generous dining room area. The master bedroom has a walk through closet leading to a 2 pc ensuite. From the ensuite, you can access the large (17' X 32') deck; complete with hot tub. The living room is huge and features a wood burning stove. There's also another bedroom; complete with a murphy bed; main floor laundry, and another room which could be an office, exercise room or whatever you decide. This room also leads you out to the massive attached 30' X 40 heated garage (added in 2014 with a new heater in 2022). In the basement, there's a family room, another bedroom and plenty of room for storage. Some important updates include a new Carrier furnace in 2023, new electrical panels, new hot water tank in 2022, cistern pump and new landscaping in the backyard. There's also another (32' X 26) garage/storage building. With appliances, underground sprinklers, and central A/C also included, this package is complete! This home shows pride of ownership and is move in ready so have a look today and welcome home!

Built in 1954



## Essential Information

MLS® #	A2190853
Price	\$495,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,444
Acres	2.22
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	101022 Rge Rd 161
Subdivision	NONE
City	Rural Taber, M.D. of
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 2C9

## Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Sump Pump(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Garburator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Partially Finished, Partial

## Exterior

Exterior Features	Other, Storage
Lot Description	Landscaped, Underground Sprinklers
Roof	Metal
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	January 29th, 2025
Days on Market	77
Zoning	RA

## Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.