

# \$1,080,000 - 112029 Rr 144, Rural Taber, M.D. of

MLS® #A2228598

**\$1,080,000**

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	\$1,080,000
Bedrooms	8



Bathrooms	3.00
Full Baths	3
Square Footage	2,120
Acres	16.66
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
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
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### 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
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Days on Market	26
Zoning	Rural agriculture

## **Listing Details**

Listing Office	Real Estate Centre
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