

155064 TWP 110
Rural Taber, M.D. of, Alberta

MLS # A2225006



\$839,900

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|------------------|----------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,395 sq.ft. | Age: | 1985 (40 yrs old) |
| Beds: | 6 | Baths: | 2 |
| Garage: | Quad or More Attached | | |
| Lot Size: | 2.82 Acres | | |
| Lot Feat: | Landscaped, Lawn, Private, Treed | | |

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|--------------------|--|-------------------|---------------------------|
| Heating: | Forced Air | Water: | Cistern |
| Floors: | Carpet, Vinyl | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 6-11-15-W4 |
| Exterior: | Stucco | Zoning: | Country Residential |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home | | |

Inclusions: horse shelter

Looking for an acreage that is move-in ready, that has been fully renovated with all the bells and whistles, and we haven't even gotten to the shop and offices... So many opportunities here !! 6 Bed, 2 Bath home that has been all reno'd inside and out, outside complete with updated windows and new stucco with modern window casing design and color, inside has elegance and a modern flare~ Granite countertops, family friendly layout and tons of natural light , there will be oodles of room for the whole family here. Fully finished basement with another 3 bedrooms, and tons of storage. Oversized Attached heated garage for tons of convenience ,big Beautiful deck in the back that leads to the hot tub area, which was made with relaxation in mind, the perfect place to sit and unwind... The Yard itself is private with a treed laneway leading up to the home from a paved road which is a huge bonus** Moving onto the SHOP.. where to start ... Constructed with hardboard and a metal roof. The office area is split into two office spaces, or flex spaces which was built in 2018, Currently being used as a workout room and hangout space, but its complete with a kitchenette, its own AC and furnace which are new, flooring and new windows, bathroom and storage space. All throughout the property you can see it has been well cared for and no expense has been spared. In the 40x60 shop you have a huge space to do whatever you need it for. There is a mezzanine for making the most of the storage space. bigger shop doors, 220 wiring , air lines in the walls and work benches. The yard has a fully landscaped yard, lots of space for all your projects, and complete with concrete curb bordering, shrubs and perennials, and is ready for a new Family to Move in and Enjoy ~