

**171065 Hwy 3**  
**Rural Taber, M.D. of, Alberta**

**MLS # A2247112**



**\$499,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,537 sq.ft.	<b>Age:</b>	1940 (85 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	1.24 Acres		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	26-9-17-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Group Country Residential
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, freezer, window coverings, central AC, window coverings, garage door opener w/ remote, sheds

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 &reg; today!