

**93012 & 93014 Range Road 163  
Rural Taber, M.D. of, Alberta**

**MLS # A2247701**



**\$925,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,733 sq.ft.	<b>Age:</b>	1949 (76 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	3.41 Acres		
<b>Lot Feat:</b>	Gazebo, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Rural Agriculture
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** Fridge, stove, dishwasher, Fridge, stove, dishwasher, washer, dryer (in 2nd home), shed, OTR microwave, pallets of paving stones, water tank

Welcome to your own private retreat just six minutes south of Taber, nestled on 3.41 beautifully landscaped acres overlooking the serene waters of Horsefly Lake Reservoir. This peaceful and private property offers stunning water views, mature landscaping, and a rare combination of two fully developed homes, making it ideal for families, multi-generational living, or those seeking a turn-key income opportunity. The main residence is a spacious and well-cared-for home featuring four bedrooms and two and a half bathrooms. The kitchen was thoughtfully renovated in 2009, while both bathrooms were recently updated to offer modern comfort and style. A walk-out lower level opens to a large family room that's perfect for entertaining or relaxing, while the expansive wrap-around deck provides sweeping views of the lake and surrounding property—perfect for morning coffee or evening sunsets. The second home on the property is a fully renovated mobile home that was beautifully redone in 2013. With three bedrooms and two bathrooms, it has served as a successful AirBnB rental. Whether you choose to continue using it as a short-term rental, a guest house, or space for extended family, the possibilities are endless. The property itself is a true sanctuary, with underground sprinklers keeping the grounds lush and green, and fruit trees adding charm and productivity to the landscape. A 30x60 Quonset offers ample storage or workshop space, and the quiet surroundings ensure peace and privacy year-round. Whether you're looking to enjoy the calm of country living, generate rental income, or both, this picturesque acreage on Horsefly Lake is a rare find. Come experience the beauty and tranquility for yourself - call your favourite REALTOR® today!