

# \$659,900 - 101040 Rr 18-2, Rural Taber, M.D. of

MLS® #A2211972

**\$659,900**

6 Bedroom, 3.00 Bathroom, 1,411 sqft  
Residential on 6.13 Acres

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

If you're in search of an exceptional property zoned for Rural Agricultural use, this expansive six-acre estate is the perfect blend of tranquility and functionality, ideal for those seeking a serene rural lifestyle. The well-appointed mobile home boasts impressive 9-foot ceilings, creating an open and airy atmosphere, with a cozy sitting area featuring a gas fireplace—perfect for relaxing with a good book or entertaining friends and family. The home includes three bedrooms upstairs, including a primary suite with a walk-in closet and a luxurious 4-piece ensuite, along with an additional 3-piece bathroom on the main floor for added convenience. The walk-out basement provides even more space, showcasing a large family room alongside three additional bedrooms and another 3-piece bathroom. With central air conditioning and a high-efficiency furnace for year-round comfort, this property offers not only a comfortable living space but also significant agricultural advantages, including an irrigation system and reliable water supply for gardening or raising animals. Nestled in a serene environment, you can enjoy the peace and beauty of rural living while maintaining easy access to local amenities. One of the standout features is the heated 32' x 64' shop, equipped with a bathroom and ample storage space, making it a dream for tradespeople, hobbyists, or anyone wanting to embark on DIY projects. Don't miss this incredible opportunity to own a remarkable acreage that caters to



families, hobbyists, and nature enthusiasts alike”schedule a viewing today with your favorite realtor and see the potential for your future home!

Built in 2008

### **Essential Information**

MLS® #	A2211972
Price	\$659,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,411
Acres	6.13
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### **Community Information**

Address	101040 Rr 18-2
Subdivision	NONE
City	Rural Taber, M.D. of
County	Taber, M.D. of
Province	Alberta
Postal Code	T0K 1B7

### **Amenities**

Parking	None
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### **Interior**

Interior Features	High Ceilings, No Smoking Home, Walk-In Closet(s), Sauna
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Landscaped, Low Maintenance Landscape, See Remarks, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 22nd, 2025
Zoning	Rural Agriculture

### **Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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