

# **\$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
---------	------

### **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, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	43
Zoning	Rural Agriculture

## Listing Details

Listing Office	Century 21 Foothills South Real Estate
----------------	--

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.