

# \$845,000 - 163003 Twp Rd 91 Rural Taber, Rural Taber, M.D. of

MLS® #A2202461

**\$845,000**

5 Bedroom, 4.00 Bathroom, 1,785 sqft  
Residential on 3.73 Acres

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

This stunning 6-bedroom home, just minutes from town, offers an expansive open-concept main floor with vaulted ceilings, a spacious new kitchen with abundant cabinetry and a large island, and a master suite with an impressive 6-piece bath. Enjoy outdoor living on the large deck overlooking a fully fenced yard with underground sprinklers, while the basement provides a perfect entertainment area with a family room, built in entertainment area, and three additional bedrooms. With main floor laundry, a gas fireplace, and a double attached heated garage for extra storage, this property is a true gem in the country that you won't want to miss!

Built in 2003

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2202461    |
| Price          | \$845,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,785       |
| Acres          | 3.73        |
| Year Built     | 2003        |
| Type           | Residential |



|          |                                  |
|----------|----------------------------------|
| Sub-Type | Detached                         |
| Style    | Acreage with Residence, Bi-Level |
| Status   | Active                           |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 163003 Twp Rd 91 Rural Taber |
| Subdivision | NONE                         |
| City        | Rural Taber, M.D. of         |
| County      | Taber, M.D. of               |
| Province    | Alberta                      |
| Postal Code | T1G 2E1                      |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Skylight(s), Sump Pump(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Other   |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Many Trees, Brush, Greenbelt, Views |
| Roof              | Asphalt  |
| Construction      | Stucco   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 15th, 2025 |
|-------------|------------------|

Days on Market 23  
Zoning Country Residential

### **Listing Details**

Listing Office Century 21 Foothills South Real Estate

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