

# \$660,000 - 145001 Range Road 153 Range, Rural Taber, M.D. of

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MLS® #A2100289

**\$660,000**

5 Bedroom, 2.00 Bathroom, 1,099 sqft  
Residential on 17.70 Acres

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

This is a rare opportunity to own a River Ranch Home secluded from the world at the end of a quiet county road. Two parcels of land totaling 17.7 acres border the Bow and offer unparalleled views and opportunity. From the kitchen window, you can watch the current slowly pass by. World famous fishing, boating, wildlife, and clear water are directly outside your window. The home is well maintained and ready to move in. Recent upgrades include windows, an accessible bathroom, a metal roof, flooring, custom boiler system, and extensive yard clean up. This 17.7 acre property holds promise for a multitude of ventures. There are legacy corrals, bins and a barn are close at hand for the critters of your choosing. A 40x60 Quonset provides limitless options. Conveniently located in the heart of Southern Alberta makes this the perfect place to get away and still have amenities close at hand. This RIVER FRONT home is a rare opportunity, call today for a private showing.



Built in 1975

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2100289  |
| Price     | \$660,000 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |

|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 2                                |
| Square Footage | 1,099                            |
| Acres          | 17.70                            |
| Year Built     | 1975                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 145001 Range Road 153 Range |
| Subdivision | NONE                        |
| City        | Rural Taber, M.D. of        |
| County      | Taber, M.D. of              |
| Province    | Alberta                     |
| Postal Code | T0J 2Z0                     |

### Amenities

|                |                                                                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 10                                                                                                                                                                                 |
| Parking        | Double Garage Detached, Driveway, Garage Door Opener, Gravel Driveway, Insulated, Multiple Driveways, Off Street, Oversized, Parking Pad, Side By Side, Garage Faces Side, Unpaved |
| # of Garages   | 2                                                                                                                                                                                  |
| Is Waterfront  | Yes                                                                                                                                                                                |
| Waterfront     | River Access, Waterfront, Navigable Water                                                                                                                                          |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, French Door, Natural Woodwork, No Smoking Home, Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Window Coverings                              |
| Heating           | Baseboard, Boiler, Natural Gas                                                                   |
| Cooling           | None                                                                                             |
| Has Basement      | Yes                                                                                              |
| Basement          | Finished, Full                                                                                   |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Rain Gutters                                                                                                |
| Lot Description   | Beach, Creek/River/Stream/Pond, Few Trees, Lawn, Garden, Low Maintenance Landscape, No Neighbours Behind, Irregular Lot, Seasonal |

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
|              | Water, Native Plants, Yard Drainage, Yard Lights, Pasture, Pie Shaped Lot, Private, Triangular Lot |
| Roof         | Metal                                                                                              |
| Construction | Vinyl Siding, Wood Frame                                                                           |
| Foundation   | Poured Concrete                                                                                    |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 23rd, 2024 |
| Days on Market | 453                |
| Zoning         | Rural Residential  |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Royal LePage Community Realty |
|----------------|-------------------------------|

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