

# \$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, Off Street, Oversized, Parking Pad, Side By Side, Garage Faces Side, Multiple Driveways, 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	Creek/River/Stream/Pond, Few Trees, Garden, Irregular Lot, Lawn, Low Maintenance Landscape, Native Plants, No Neighbours Behind, Pasture,

Pie Shaped Lot, Private, Seasonal Water, Yard Drainage, Yard Lights, Beach, Triangular Lot

Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 23rd, 2024
Days on Market	539
Zoning	Rural Residential

### **Listing Details**

Listing Office	Royal LePage Community Realty
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