

\$1,399,000 - 94038 Range Road 172, Rural Taber, M.D. of

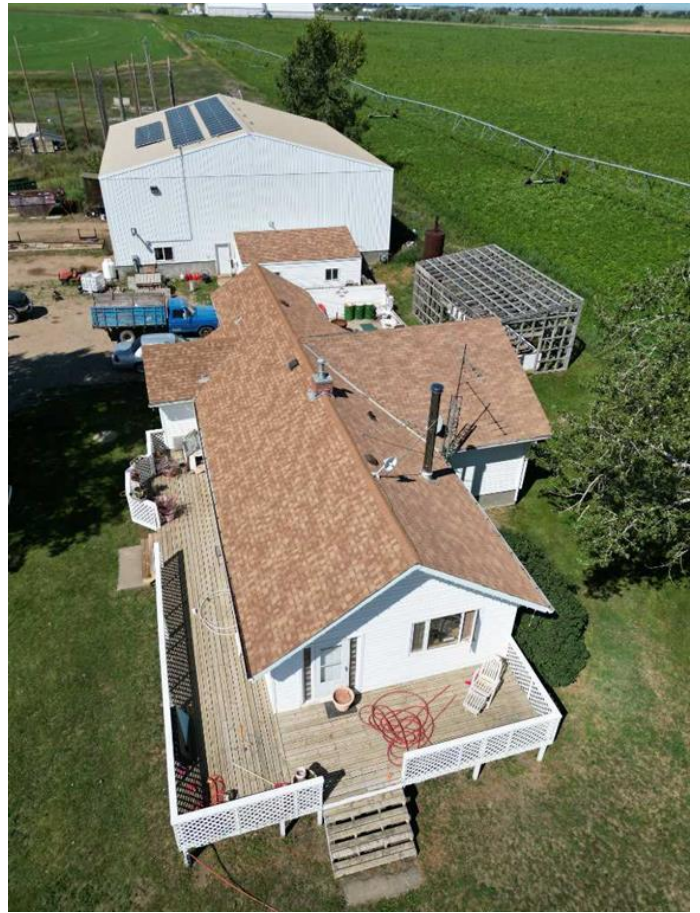
MLS® #A2249918

\$1,399,000

4 Bedroom, 3.00 Bathroom, 1,484 sqft
Agri-Business on 2.53 Acres

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

Excellent mechanical/welding shop set up with cute home close to town. This 2.53 acre more or less parcel features a large, 60x64 foot well appointed mechanical and welding shop with a 10 ton overhead crane and 19.5 foot high ceiling as well as bays with mechanical pit. Plenty of space for a fabrication setup and a cozy home right next door. Close to town with just a short drive to Highway 3, offers excellent access and exposure. The home has a 1 bedroom basement suite with its own kitchen, bathroom and laundry. Upstairs offers 3 bedrooms and 1 bathroom as well as a large patio and living room with a wood burning stove.



Essential Information

MLS® #	A2249918
Price	\$1,399,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,484
Acres	2.53
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow

Status Active

Community Information

Address 94038 Range Road 172
Subdivision NONE
City Rural Taber, M.D. of
County Taber, M.D. of
Province Alberta
Postal Code T0K 0B0

Amenities

Parking Spaces 4
Parking Off Street, Aggregate

Interior

Appliances Dishwasher, Dryer, Refrigerator
Heating Central, Forced Air, Natural Gas
Has Basement Yes
Basement Full, Suite

Exterior

Lot Description Cleared, Other
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed September 25th, 2025
Days on Market 54
Zoning RS, NR

Listing Details

Listing Office ROYAL LEPAGE SOUTH COUNTRY - Taber

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.

