

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

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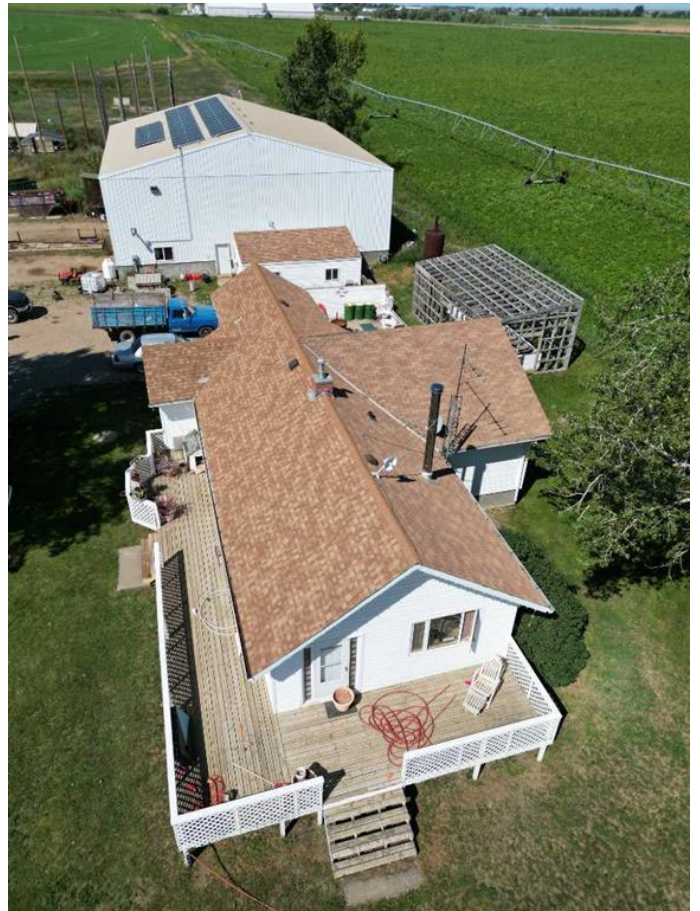
MLS® #A2249918

**\$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 41  
Zoning RS, NR

Listing Details

Listing Office ROYAL LEPAGE SOUTH COUNTRY - Taber

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