

94038 Range Road 172
 Rural Taber, M.D. of, Alberta

MLS # A2249918


\$1,399,000

Division: NONE

Cur. Use: Commercial

Style: Bungalow

Size: 1,484 sq.ft. Age: -

Beds: 4 Baths: 2 full / 1 half

Garage: Aggregate, Off Street

Lot Size: 2.53 Acres

Lot Feat: Cleared, Other

Water: -

Sewer: -

Near Town: Taber

LLD: 27-9-17-W4

Zoning: RS, NR

Utilities: -

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full, Suite

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: -

Major Use: Other

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.