

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

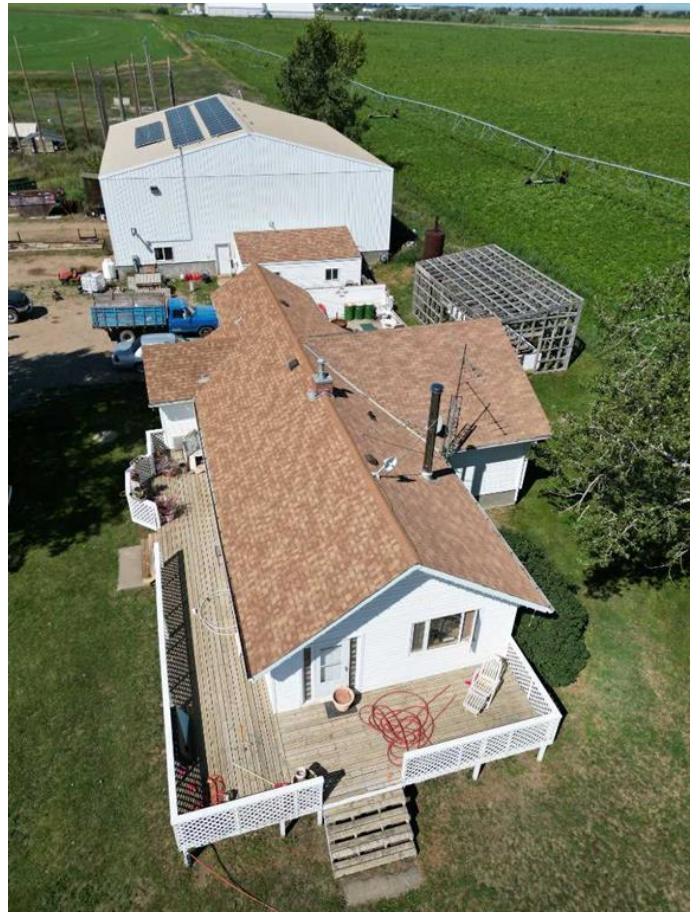
MLS® #A2249918

**\$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 40  
Zoning RS, NR

## Listing Details

Listing Office ROYAL LEPAGE SOUTH COUNTRY - Taber

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