

\$1,395,000 - 164 Range Road, Vauxhall

MLS® #A2059270

\$1,395,000

4 Bedroom, 3.00 Bathroom, 1,900 sqft

Agri-Business on 72.49 Acres

NONE, Vauxhall, Alberta

Irrigated farmland with a full set of farm buildings in Southern Alberta near Vauxhall. Reinke 1984 irrigation pivot with 50+ acres under irrigation, 50 acres BRID water rights. Comes with three-phase power, an electrical pump, underground mainline and is supplied by BRID pressurized pipeline.

Home

2001 Home with 1969 sq.' on the main floor, there are 3 bedrooms up and 2 down, 3 full bathrooms, main floor laundry, A/C 2 decks, fully developed walk-out basement with a gas fireplace in the family room, in floor heating and a 26'x28' attached garage which also has in-floor heat and two 8'x10' overhead doors. Including Fridge, Stove, Dishwasher, Hot Tub. The home has new shingles on the roof as of July 2022, also new 199 MBH Combi Boiler has been installed in 2022.

VIRTUAL TOUR!!!

https://youriguide.com/131027_range_rd_164_vauxhall_ab/

Outbuildings

40'x80' arch-rib steel frame shop that is insulated with spray foam and includes a mezzanine, concrete floor, drain, radiant heating, 100 amp, storage room, and a 20'x16'



powered overhead door. Some smaller outbuildings for storage in the yard. Two 18,000-bushel Darmani Grain bins with ventilation on 3-phase power.

Services, Yard & Landscaping

Shelterbelt with spruce trees has been started, landscaped lawn with 2022 U/G sprinklers installed, and graveled driveways. Services include power, natural gas, cistern, septic field, dugout for yard irrigation & three phase power

Built in 2001

Essential Information

MLS® #	A2059270
Price	\$1,395,000
Sold Price	\$1,250,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,900
Acres	72.49
Year Built	2001
Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

Community Information

Address	164 Range Road
Subdivision	NONE
City	Vauxhall
County	Taber, M.D. of
Province	Alberta
Postal Code	T0K 2K0

Interior

Has Basement	Yes
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Basement Finished, Full

Additional Information

Date Listed June 19th, 2023
Date Sold February 7th, 2024
Days on Market 233
Zoning AG
HOA Fees 0.00

Listing Details

Listing Office Real Estate Centre - Coaldale

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