

\$1,206,000 - 131010 Range Rd 163, Vauxhall

MLS® #A2244438

\$1,206,000

4 Bedroom, 2.00 Bathroom, 1,218 sqft

Agri-Business on 0.00 Acres

NONE, Vauxhall, Alberta

Discover the perfect blend of modern living and country freedom with this beautifully built 1,218 sq. ft. bungalow sitting on 42 acres of irrigated land. Built in 2021, this property is ideal for hobby farmers, outdoor enthusiasts, or anyone seeking wide-open space with all the comforts of a newer home.

Step inside to find a stylish, functional kitchen with custom cabinetry, stainless steel appliances, walk-in pantry, and eye-catching backsplash. The open-concept layout flows beautifully into the living area, creating a warm and inviting atmosphere. The home features 4 bedrooms (1 up, 3 down), 2 full bathrooms, and a fully finished basement with a large family room and cold storage – perfect for stocking up from your own garden or local harvest.

Outside, you'll appreciate the attached heated 14x20 double garage for year-round parking and the 30x24 shop for equipment, storage, or workshop needs. The land offers endless potential – from growing crops or raising animals to simply enjoying the tranquility and privacy of your own prairie escape.

Whether you're starting your farming journey or want to enjoy rural life with modern comfort, this irrigated hobby farm is ready to welcome you home.

Built in 2021



Essential Information

MLS® #	A2244438
Price	\$1,206,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,218
Acres	0.00
Year Built	2021
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

Community Information

Address	131010 Range Rd 163
Subdivision	NONE
City	Vauxhall
County	Taber, M.D. of
Province	Alberta
Postal Code	T0K 2K0

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Garden
Roof	Asphalt Shingle

Additional Information

Date Listed	August 1st, 2025
Days on Market	1
Zoning	Rural urban fringe

Listing Details

Listing Office	Real Estate Centre
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.