# \$449,000 - 4612 50 Avenue, Taber

MLS® #A2224743

# \$449,000

4 Bedroom, 3.00 Bathroom, 1,343 sqft Residential on 0.17 Acres

NONE, Taber, Alberta

Location, Location! This gem combines comfort, space, and unbeatable convenience, all wrapped in a picture-perfect setting backing directly onto the golf course! With 4 bedrooms, 3 bathrooms, and a layout designed for both function and flair. Step inside to discover a bright, open-concept kitchen and dining area featuring maple cabinets, a large island, and French doors that lead out to a covered patio with a pergola â€" the perfect place to relax and enjoy peaceful golf course views. Just off the dining space, the sunken living room offers warmth and character with built-in shelving and a cozy electric fireplace. The main floor also hosts a stunning primary suite complete with a jetted tub, stand-up shower, walk-in closet, and private water closet. You'II also find a second bedroom, a two-piece bathroom, main floor laundry, and a handy mudroom that leads to a concrete pad â€" ideal for a future hot tub, basketball net, or outdoor hangout space. Downstairs, the partially finished basement expands your living space with a large rec room, two additional bedrooms, a full three-piece bath, and plenty of storage. An attached single-car garage and a large parking pad that fits up to four vehicles offer all the room you need for family and guests. Best of all? You're just steps away from everything! Enjoy walking distance to the golf course, hospital, Confederation Park, spray park, tennis courts, curling rink, hockey rink, swimming pool, baseball diamonds, skatepark,







scenic walking paths, shopping, schools, and churches. This is more than a home â€" it's a lifestyle. Don't miss your chance to own a one-of-a-kind property in an unbeatable location!

\*New hot water tank just installed! (June 2025) As well as new furnace and air conditioning (July 2025).

Built in 1973

# **Essential Information**

MLS® # A2224743 Price \$449,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,343 Acres 0.17

Year Built 1973

Type Residential Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 4612 50 Avenue

Subdivision NONE City Taber

County Taber, M.D. of

Province Alberta
Postal Code T1G 1G3

#### **Amenities**

Parking Spaces 5

Parking Off Street, Parking Pad, Single Garage Attached

# of Garages 1

# Interior

Interior Features French Door, Jetted Tub, Kitchen Island, Open Floorplan, Vinyl

Windows, Built-in Features, Laminate Counters, No Animal Home,

Storage, Sump Pump(s), Walk-In Closet(s)

Appliances Dishwasher, Microwave, Refrigerator, Electric Range, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Living Room, Electric

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Balcony

Lot Description Back Yard, Landscaped, Street Lighting, Front Yard, On Golf Course,

Lawn

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 27th, 2025

Days on Market 155
Zoning R-2

### **Listing Details**

Listing Office REAL BROKER

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