



**4818 72 Avenue
Taber, Alberta**

MLS # A2317722



\$375,000

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|------------------|--|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow-Villa | | |
| Size: | 1,339 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Lake, Landscaped, L | | |

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|--------------------|-------------------------|-------------------|-------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 75 |
| Basement: | None | LLD: | - |
| Exterior: | Composite Siding, Other | Zoning: | DC-4 |
| Foundation: | Slab | Utilities: | - |

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wood Counters

Inclusions: Fridge, Stove, B/I Dishwasher, B/I Microwave

Welcome to 4818 72 Avenue, a beautifully maintained 1,339 sq. ft. home perfectly situated in a quiet neighborhood and backing directly onto a park. Offering stunning views, added privacy, and a peaceful atmosphere, this property provides the ideal balance of being close to town while still enjoying an out-of-town living feel. Step inside to a bright and inviting open-concept floor plan designed for both everyday living and entertaining. Large windows fill the home with natural light while showcasing the beautiful green space behind the property. The spacious living room flows seamlessly into the dining area and kitchen, creating a warm and functional gathering space for family and friends. The well-appointed kitchen offers ample cabinetry, plenty of counter space, and a practical layout that makes meal preparation a pleasure. Whether you’re hosting guests or enjoying a quiet evening at home, this space is designed to accommodate your lifestyle. The primary bedroom serves as a comfortable retreat, complete with a walk-in closet and a private 3-piece ensuite. Two additional bedrooms provide plenty of room for family, guests, or a home office, while the full 4-piece bathroom offers convenience and functionality for the rest of the household. Outside, you’ll love the incredible setting. Backing onto a park means no rear neighbors and uninterrupted views of green space, creating a peaceful backdrop for morning coffee, evening sunsets, and outdoor entertaining. The location offers easy access to local amenities while maintaining the quiet, relaxed atmosphere that makes this area so desirable. Properties with this combination of location, views, privacy, and functionality don’t come along often. If you’ve been searching for a home that offers the convenience of town living with the feel of a country retreat, this is one you won’t want to miss.