



**4612 50 Avenue
Taber, Alberta**

MLS # A2318975



\$430,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,266 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, On Golf Course, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, window covers, 1 garage door opener, shed, underground sprinklers

Perfectly positioned along the golf course, this bright, open-concept kitchen features maple cabinetry, a large island, and seamless access to the dining area, where French doors lead to a covered patio and pergola overlooking the fairway. The main floor boasts a primary retreat with a walk-in closet and private ensuite, along with a second bedroom, laundry, and mudroom. The partially finished basement provides additional living space with a large rec room, two bedrooms, a full bathroom, and storage. Enjoy the convenience of an attached garage, generous parking, and a location just steps from parks, recreation facilities, schools, shopping, and the hospital. Recent updates include a new hot water tank, furnace, and air conditioning in 2025. An exceptional opportunity to enjoy golf course living in one of the community's most desirable locations.