



**4016 49 Avenue
Taber, Alberta**

MLS # A2319361



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,818 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Fridge, stove, B/I dishwasher, U/G sprinklers, 2 garage door openers & 2 remotes, central vac & attachments, all window coverings, solar panels, microwave, shed & shelving, shelving in garage, central a/c

Stunning 1818 sq ft raised bungalow! The main floor is totally open and host's hardwood flooring, vaulted ceiling, open kitchen with granite counters, breakfast nook plus the formal dining area which is all open to the living room with gas fireplace, perfect for family and friends to gather in. Also located on the main level is a very spacious master bedroom with walk-in closet, 5 piece en-suite, another bedroom, office and laundry room with custom built cubbies off the garage entrance. The lower level consists of 3 more bedroom's, 2 of which have walk in closet's, a 3 piece bath and a massive family room with a gas fireplace which leads outside to a very private covered patio or could be used for a hot tub area. Plus there's no shortage of storage! Other great feature's include a very large private deck with natural gas for your bbq, underground sprinklers to keep the yard beautiful, a 25x25 double attached garage with shelving and a shed in the yard for more storage. All this backs onto a green strip with a playground on a quiet street, don't miss it as it won't last!