



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**4629 Prominence Place
Taber, Alberta**

MLS # A2345915



\$585,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,545 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Street Lighting,		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: Fridge, Stove, B/I Dishwasher, B/I Microwave, Blinds/Window Coverings, 2 Garage Door Openers with 2 Remotes, Shed, B/I Dishwasher in Bar Downstairs

Welcome to this spacious five bedroom bungalow, ideally situated on a large corner lot in a quiet cul-de-sac in a highly sought after neighborhood. The fully fenced and landscaped yard offers plenty of space to enjoy the outdoors, with underground sprinklers front and back, a covered north-facing deck, and a great garden area. The exterior stucco was freshly painted in 2024. And the home is equipped with permanent gemstone-style Christmas lights. A double attached heated garage adds extra convenience. Inside, a spacious front entry welcomes you with a built-in bench and new vinyl plank flooring. The kitchen features granite countertops, ample cabinetry, a pantry and a peninsula with seating, perfect for casual meals or visiting while cooking. The adjacent dining area provides direct access to the covered back deck, creating an easy connection between indoor and outdoor living. The living room is warm and inviting with a gas fireplace, making it a comfortable space to relax. The main floor offers a four-piece bathroom, two additional bedrooms, and a generous primary suite. The primary bedroom features its own access to the back deck, along with a four-piece ensuite complete with a large walk-in shower. Downstairs, the fully developed basement provides even more living space, including a spacious family room with an electric fireplace, a wet bar, and a separate recreation room that would make an excellent space for kids, games, or hobbies. The basement also offers direct access to the garage, two additional bedrooms, and a three-piece bathroom. Recent updates include fresh paint throughout the walls and trim, new vinyl plank flooring, and updated tile work around the fireplace. New kitchen cupboard doors are also scheduled to be installed prior to the new owners taking possession. With five bedrooms, multiple living spaces, a wet bar, a heated

double garage, and a large corner lot, this home offers plenty of space both inside and out.