



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4612 50 Avenue  
Taber, Alberta**

**MLS # A2224743**



**\$439,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,343 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, On Golf Course, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, French Door, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Window covers, 1 garage door opener		

Location, 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 &mdash; 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&rsquo;ll also find a second bedroom, a two-piece bathroom, main floor laundry, and a handy mudroom that leads to a concrete pad &mdash; 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&rsquo;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 &mdash; it&rsquo;s a lifestyle. Don&rsquo;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).

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