



GRASSROOTS
REALTY GROUP

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**4716 Heritage Drive
Taber, Alberta**

MLS # A2241944

\$409,000



Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,269 sq.ft.	Age:	1981 (44 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking, Single		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscap		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Other

Foundation: Other

Features: Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Fridge, B/I Dishwasher, Electric Cooktop, B/I Oven, Central Air, 1 Garage Door Opener with 1 Remote, Swim Spa, Underground Sprinklers (as is)

Welcome to this spacious bi-level home, perfectly positioned on a massive corner lot and designed with functionality, comfort, and family living in mind. With a fully finished walk-out basement and numerous recent upgrades, this property offers exceptional value and lifestyle potential. The exterior of the home is as impressive as the interior. A new detached garage, fenced yard, and two storage sheds provide practicality, while thoughtful landscaping and a fibre-glass basement foundation ensure long-term durability. A swim spa is included, and both upper and lower south-facing decks offer the perfect spots to relax and enjoy the scenic views. The upper deck a fully enclosed portion as well as an uncovered potion, with wrap-around access. With open field access, RV gravel parking, and seven parking spots in total, this property is well-equipped for any lifestyle. Inside, the open-concept kitchen and dining area is both stylish and functional, featuring built-in appliances including a wall oven, electric cooktop stove, fridge, and dishwasher, all complimented by tasteful brick accent. The main level includes two bedrooms, including a spacious primary suite with his-and-hers closets and a 4-piece ensuite bathroom with a big soaker tub. There is a 2 pc powder room off of the living room as well. The lower level is fully developed and features four additional bedrooms, a 3-piece bathroom, a cozy family room with a wood-burning fireplace, and plenty of extra storage. This home has a high-efficiency furnace, and central air conditioning ensuring year-round comfort. Additional exterior features include updated asphalt shingles, new PVC windows (all except one), and a hot tub hookup and the double detached garage was built in 2022. . With mature trees, a huge concrete driveway, and incredible green space, this property truly checks all the boxes. Offered at \$419,000, this is

a fantastic opportunity to own a well-rounded, move-in-ready home with room to grow—whether you’re raising a family, entertaining guests, or simply enjoying the peaceful setting.