



GRASSROOTS
REALTY GROUP

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4237 60 Avenue
Taber, Alberta

MLS # A2273956



\$610,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,528 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, OTR microwave, Shed

Beautiful and impeccably maintained, this 5-bedroom home offers stunning lake views from the front and open fields to the back! Just 5 years old and lovingly cared for, it feels practically brand new and is completely move-in ready. Located in Prairie Lake, directly across from the lake the setting provides privacy and scenic sightlines. The main floor features a thoughtful, functional layout with a well-appointed kitchen, spacious dining area, and cozy living room complete with a gas fireplace. You'll also find two bedrooms, a full bathroom, and the always-desired main floor laundry room. Above the garage sits the private primary suite, complete with a generous walk-in closet and a well-sized ensuite bathroom. The fully finished basement offers a large family room and two additional bedrooms including one oversized room that could easily serve as a second primary bedroom, featuring jack-and-jill access to the 4-piece bathroom. Step outside to the sheltered, covered back deck that leads to a spacious backyard that's perfect for family time, pets, and outdoor relaxation. Quality finishing is found throughout this home, which also includes a double attached garage, air conditioning, quartz countertops and an HRV system. This is truly an exceptional property, one you'll want to see for yourself!