



**7034 48 Street  
Taber, Alberta**

**MLS # A2285283**



**\$369,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | NONE                                       |               |                  |
| <b>Type:</b>     | Residential/House                          |               |                  |
| <b>Style:</b>    | Bungalow-Villa                             |               |                  |
| <b>Size:</b>     | 1,205 sq.ft.                               | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Off Street, Parking Pad, RV Access/Parking |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space    |               |                  |

|                    |  |                   |       |
|--------------------|--|-------------------|-------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Vinyl  | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 75 |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Composite Siding   | <b>Zoning:</b>    | DC4   |
| <b>Foundation:</b> | Slab   | <b>Utilities:</b> | -     |
| <b>Features:</b>   | Dry Bar, Kitchen Island, No Smoking Home, Open Floorplan |                   |       |

**Inclusions:** Shed in the backyard

Here is a beautiful Brand New Build in the beautiful Meadows subdivision in Taber with so many bells and whistles...Where to start... This home is a 3 bed, 2 bath , one level home which has been built with quality and convenience in mind~ The kitchen is bright and modern with the cabinets having a gloss finish, and the matching Samsung appliances that have glass covers that you can change the covers on, big kitchen island for all your entertaining, nice big high quality Ply Gem windows throughout that let in tons of natural light ! The Spacious living room comes complete with a dry bar~ coffee bar~ whatever you choose with plenty of cabinet/storage space underneath, and on top... is a space for your TV...Yes.... that's a TV ! To save space, there is hot water on demand, the sellers have also gone to great lengths to make sure that the floor is very well insulated( see pics) . Main floor laundry, with side yard access. There is two more bedrooms each with huge closets, and the one bedroom has Beautiful modern closet doors, and custom organizations inside, and the master bedroom also has a huge closet with the same beautiful huge closet doors and custom organization.... complete with an very large en-suite and custom built in shelving , and a huge vanity with up top and bottom cabinets. Outside has a large concrete pad in the backyard to enjoy the open spaces as it backs onto an open field which makes for family gatherings and quiet amazing sunsets ! There is a custom built shed that matches the house and has power. Central AC, a partial backyard fence for privacy, and a special bonus for this home is the driveway runs from the front yard all the way to the backyard, and the greenspace to the left is a bonus area the other lots do not have . Really a beautiful Home with amazing quality craftsmanship ~ 10 Year New Home Warranty also ~