



**5701 46 Street
Taber, Alberta**

MLS # A2293194



\$529,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,567 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Wet Bar		
Inclusions:	None		

If you've been waiting for a home with space, personality, and zero backyard neighbors — this is it. Tucked onto a quiet street in Taber, backing onto a large green space, this 1,567 sq ft 4-level split delivers something rare: room to host, room to grow, and room to breathe. Let's start where the memories are made. The lower level is an entertainer's dream. A dedicated poker room complete with a full wet bar, keg fridge, and beer tap sets the stage for game nights and playoff runs. There's space for friends, space for stories, and space to actually enjoy your home. And if priorities change? This easily converts back into a fifth bedroom. Flexibility lives here. Head downstairs and you'll find the ultimate movie-and-gaming retreat — a cozy theatre-style space with a second gas fireplace and no windows to interrupt the vibe. Whether it's late-night gaming, movie marathons, or a kids' hangout zone, this level keeps the noise down and the fun contained. Now let's talk first impressions. Walk in and you're immediately greeted by soaring vaulted ceilings with exposed laminated beams and a stunning floor-to-ceiling natural stone gas fireplace. It feels grand. It feels open. It feels like home. Brand new vinyl plank flooring throughout the main floor and upper level (installed this fall) gives the space a fresh, modern feel from the moment you step inside. Upstairs is where family life comes together. The kitchen is completely redone and built for gathering — featuring a massive island with breakfast seating and a dining area that actually fits everyone. No squeezing past chairs. No cramped holiday dinners. Just space. From here, step out onto the huge patio — perfect for BBQs, summer evenings, and quiet morning coffee. This level also includes a full 4-piece bathroom, two generously

sized bedrooms, and a spacious primary suite with a large closet and its own private ensuite. Four true bedrooms in total — the kind of sizes homes of this era are known and loved for. Functionality? Covered. The third level offers garage access with room to comfortably fit two half-ton trucks without worrying about door dings. There’s another bedroom, another full bathroom, laundry, and walkout access to the backyard. And the backyard… this is where it gets even better. Fully fenced, backing onto green space (so no rear neighbors — ever), alley access, a large shed, concrete patio, and a natural wind break created by the home’s positioning. Even on windy Taber days, this yard stays calm and usable. Major updates are already done: • Roof shingles (2021) • Hot water on demand (2019) • Patio and front door (2020) • Kitchen Reno (2025/26) • Flooring (2025/26) Located close to schools, the off-leash dog park, trout pond, downtown amenities, and quick highway access — everything you need is minutes away. This isn’t just a house. It’s a place to host. A place to unwind. A place to grow into. And homes with this much personality — backing onto green space — don’t come along often.