



**4716 Heritage Drive
Taber, Alberta**

MLS # A2304586



\$395,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,268 sq.ft.	Age:	1981 (45 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	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Other	Zoning:	R1
Foundation:	Other	Utilities:	-
Features:	Storage, Vinyl Windows		

Inclusions: Fridge, B/I Dishwasher, Electric Cook Top (Seller will be replacing with a new cooktop), B/I Oven, Central Air, 1 Garage Door with 1 Remote, 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. 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 \$395,000, 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.