

\$575,000 - 4312 54 Avenue, Taber

MLS® #A2087756

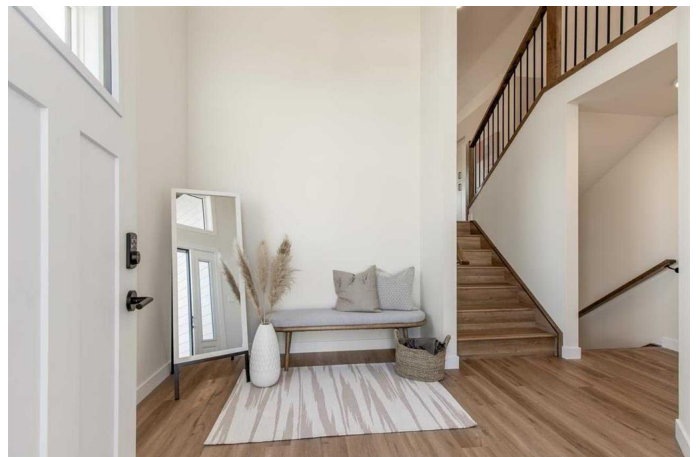
\$575,000

5 Bedroom, 4.00 Bathroom, 2,027 sqft

Residential on 0.11 Acres

NONE, Taber, Alberta

This stunning home by Maple Leaf Construction, could be just the home you've been searching for! What a fantastic layout for those with kids, tots, babies and the like as there are bedrooms, a full 4 piece bathroom and large bonus area, could be a sitting room, playroom, piano area or crafts, are all located upstairs away from the sound on the main floor. The large bright front entrance, which can be customized to your liking with organizers or a bench and hooks, gives you that fresh feeling as soon as you walk in. Up the stairs to the main floor you'll notice a large open kitchen/dining and living room area. The kitchen boasts an abundance of beautiful cabinets by Adora, a large kitchen island with sink, modern backsplash to compliment the quartz countertops and includes an appliance package for your dishwasher, fridge and stove. The dining room with access to the covered deck is convenient for bbq's, enjoying your morning coffee or watching the kids play in the yard. Large windows in the living room and dining allow for ample natural light. A mantle and electric fireplace finish off the feature wall in the living room making it a great space to gather. Also on the main floor you'll find a 2 piece bathroom, laundry room with built in cabinets and the primary suite. Unwind and relax in the 5 piece en-suite with walk in shower, deep tub, his and her sinks and walk in closet off the primary which allows kids to sleep upstairs while you carry on with daily tasks. In the basement there is plenty of space



for fun and entertaining in the family room.

The large windows give it the above ground feel and you'll also find 2 nice sized bedrooms with large closets, a full 4 piece modern bathroom, storage and plumbing for a wet bar.

Parking in the double heated garage is a nice feature as well with one bay being deeper than the other, allowing space for a truck. The exterior is low maintenance with the hardi board siding, the yard is open to your creativity for landscaping and you'll stay cool in the summer with central a/c. At this location, you'll enjoy walks to the park around the corner and down the road or walking to the golf course for a round, which is also nearby. This new built home comes with warranty and is in a neighbourhood with growing families so put it on your list!

Built in 2022

Essential Information

MLS® #	A2087756
Price	\$575,000
Sold Price	\$565,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,027
Acres	0.11
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	4312 54 Avenue
Subdivision	NONE

City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 0E2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2023
Date Sold	January 31st, 2024
Days on Market	107
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (TABER)
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