

\$759,900 - 5818 46 Street, Taber

MLS® #A2105643

\$759,900

5 Bedroom, 4.00 Bathroom, 2,972 sqft

Residential on 0.40 Acres

NONE, Taber, Alberta

Welcome to 5818 46 St located in a beautiful well established neighborhood in the beautiful Town of Taber!! This bungalow is nearly 3000 square feet on the main floor and the recently updated basement is fully developed also. Enter the home and be greeted by a spacious foyer overlooking one of the dining and living/office spaces. Step inside your beautiful gourmet kitchen with quartz countertops, top of line appliances and a large island for prepping meals or casual dining. You'll also enjoy the eating area which is open to the living room with gas fireplace and an abundance of windows overlooking the perfectly manicured backyard. The yard is like no other.....nearly half an acre, backyard seating area with awning, gorgeous perennials, and underground sprinklers throughout. There are three bedrooms on one end of the home and at the other end, is an extra room that can be used as a bedroom or hobby room. The primary bedroom is massive with a 4 piece ensuite and walk in closet. All rooms are extra large....YOU WILL NOT RUN OUT OF SPACE! The main floor also features main floor laundry and another bathroom that can be entered from the backyard or the single attached garage.. Venturing downstairs, you'll have the choice of TWO staircases that lead you to a living space developed with entertaining in mind. There is a long hallway that has been professionally wired with lights to showcase special memories and photos. You'll enter the Rec room with an



entertainment system (included) and a spectacular bar (Dishwasher/Fridge/Microwave)... the ultimate entertainment experience for your friends and family. Completing the downstairs area is a work out room, another large bedroom, a really sweet bathroom and TONS of storage!! Other features include TWO furnaces, INFLOOR HEATING (New Boiler recently installed) in a majority of the home, Reverse Osmosis Water System, GEMSTONE lighting, DOUBLE HEATED car garage, NEWER appliances, PELLA Windows and Blinds. It is very rare when a bungalow this size on a double lot hits the market....it's like living on an acreage with all the town amenities plus more!!

Built in 1989

Essential Information

MLS® #	A2105643
Price	\$759,900
Sold Price	\$710,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,972
Acres	0.40
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5818 46 Street
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta

Postal Code T1G 1H9

Amenities

Parking Spaces 2
Parking Double Garage Attached, Single Garage Attached

Interior

Interior Features Central Vacuum, Closet Organizers, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Storage, Walk-In Closet(s), Wet Bar, Wood Windows
Appliances Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating In Floor, Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Awning(s)
Lot Description Back Yard, Landscaped, Street Lighting, Underground Sprinklers
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed February 5th, 2024
Date Sold June 7th, 2024
Days on Market 123
Zoning R1
HOA Fees 0.00

Listing Details

Listing Office Real Estate Centre

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