

\$479,900 - 44 Prairie Lake Drive, Taber

MLS® #A2171490

\$479,900

2 Bedroom, 3.00 Bathroom, 1,401 sqft

Residential on 0.10 Acres

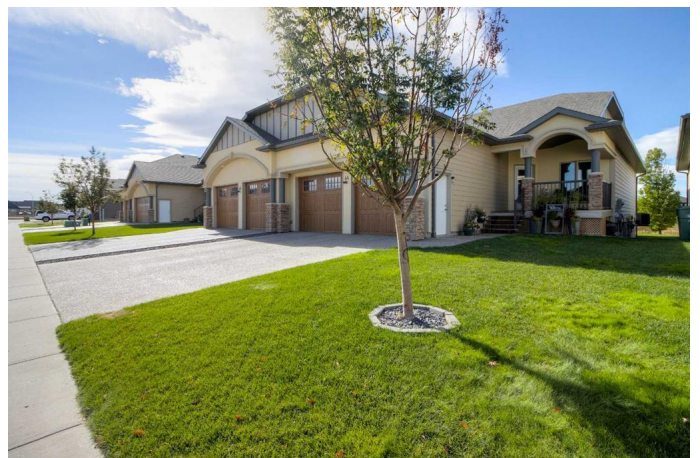
NONE, Taber, Alberta

Here is a beautiful Bungalow that backs onto the serene pond and greenspace in the up and coming newer subdivision of Prairie Lake Estates. This one owner property is being offered for sale for the first time. The owner has maintained it and it has been a wonderful place to call home, but grandchildren are calling her elsewhere! This is an ideal solution for those that want independent living just like a house offers, but the benefit of a small condo corporation with 6 units in total that make decision making very easy. The condo fee is \$200.00 per month and that pays for the snow removal and lawn care. Very basic and simple living. Age restriction is 55. This home has quality materials that have been used throughout and features 3 bathrooms, 2 bedrooms plus a den with more space that could be developed for a hobby room or extra bedroom. The main floor laundry is next to the mudroom and the walk in pantry is a real bonus !! The double attached garage will fit a full pick up truck!!

Built in 2014

Essential Information

MLS® #	A2171490
Price	\$479,900
Sold Price	\$470,000
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,401
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	44 Prairie Lake Drive
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 0C9

Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, No Neighbours Behind, Landscaped, Underground Sprinklers,

	Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2024
Date Sold	October 17th, 2024
Days on Market	10
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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