

\$470,000 - 4612 50 Avenue, Taber

MLS® #A2224743

\$470,000

4 Bedroom, 3.00 Bathroom, 1,343 sqft

Residential on 0.17 Acres

NONE, Taber, Alberta

Location, Location, Location! This rare gem combines comfort, space, and unbeatable convenience – all wrapped in a picture-perfect setting backing directly onto the golf course! With 4 bedrooms, 3 bathrooms, and a layout designed for both function and flair, this detached home is truly one of a kind. Step inside to discover a bright, open-concept kitchen and dining area featuring maple cabinets, a large island, and French doors that lead out to a covered patio with a pergola – the perfect place to relax and enjoy peaceful golf course views. Just off the dining space, the sunken living room offers warmth and character with built-in shelving and a cozy electric fireplace. The main floor also hosts a stunning primary suite complete with a jetted tub, stand-up shower, walk-in closet, and private water closet. You’ll also find a second bedroom, a two-piece bathroom, main floor laundry, and a handy mudroom that leads to a concrete pad – ideal for a future hot tub, basketball net, or outdoor hangout space. Downstairs, the partially finished basement expands your living space with a large rec room, two additional bedrooms, a full three-piece bath, and plenty of storage. An attached single-car garage and a large parking pad that fits up to four vehicles offer all the room you need for family and guests. Best of all? You’re just steps away from everything! Enjoy walking distance to the golf course, hospital, Confederation Park, spray park, tennis courts, curling rink, hockey rink,



swimming pool, baseball diamonds, skatepark, scenic walking paths, shopping, schools, and churches. This is more than a home – it’s a lifestyle. Don’t miss your chance to own a one-of-a-kind property in an unbeatable location!

Built in 1973

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2224743 |
| Price | \$470,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,343 |
| Acres | 0.17 |
| Year Built | 1973 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 4612 50 Avenue |
| Subdivision | NONE |
| City | Taber |
| County | Taber, M.D. of |
| Province | Alberta |
| Postal Code | T1G 1G3 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 5 |
| Parking | Off Street, Parking Pad, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, French Door, Jetted Tub, Kitchen Island, Laminate |
|-------------------|--|

| | |
|-----------------|---|
| | Counters, No Animal Home, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Living Room |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony |
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn, On Golf Course, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 27th, 2025 |
| Days on Market | 6 |
| Zoning | R-2 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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