

\$449,900 - 4616 56 Avenue, Taber

MLS® #A2222890

\$449,900

4 Bedroom, 3.00 Bathroom, 1,641 sqft

Residential on 0.21 Acres

NONE, Taber, Alberta

This home was built with thought and has served it's original owner well over the years but it's ready for a fresh chapter.

Catering to a growing or established family with 1,640 sq ft offering the perfect blend of comfort and functionality. The main floor layout was well planned with a large entryway, wide hallways, a sunken living room, formal dining area & generously sized bedrooms. Just off the kitchen, a second living room adds more flexibility - whether you're hosting guests or managing a busy household. Patio doors lead to a covered deck where you can unwind with the sounds of a rain shower or watch the sunset with your feet up. The fully finished basement offers even more space for your family. A large living room and games area are ideal for movie nights or play dates, while the spacious wet bar gives you room to host. There's a fourth bedroom for guests or older kids, a 2-piece bath, and a bonus room that works great as a quiet office, craft space or gaming room. Storage? This house has plenty of it! Step outside to a fully fenced yard with underground sprinklers—ideal for BBQ's, birthday parties, and entertaining. Additional features include air conditioning, a double garage, two furnaces for year-round comfort, a larger than usual sized lot and a location just a short walk from elementary schools. Plan to visit!

Built in 1978



Essential Information

MLS® #	A2222890
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,641
Acres	0.21
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4616 56 Avenue
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 1G8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Garden, Landscaped, Lawn, Underground Sprinklers

Roof	Asphalt Shingle
Construction	Stucco
Foundation	Wood

Additional Information

Date Listed	May 22nd, 2025
Days on Market	32
Zoning	R-1

Listing Details

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