

# \$349,000 - 24 Fairway Village N, Taber

MLS® #A2221924

**\$349,000**

2 Bedroom, 2.00 Bathroom, 1,453 sqft

Residential on 0.00 Acres

NONE, Taber, Alberta

Enjoy comfort, convenience, and independence in this charming stand-alone condominium located in the desirable Fairway Village—just steps from the golf course and directly east of the hospital. This beautifully maintained 2-bedroom, 2-bath home offers single-level living with features designed for both style and accessibility. Wide hallways and extra-wide doors throughout make this home fully wheelchair accessible, while vaulted ceilings in the kitchen and living room add a sense of openness and space. The generously sized primary bedroom boasts a walk-in closet, a private on-suite bathroom, and a luxurious jetted tub, creating your own personal retreat. Additional Highlights: One-level, barrier-free floor plan, Spacious open-concept living area, Heated sunroom/Craft Room, Low monthly condo fees of just \$250, which include: water, sewer, garbage, Yard care, exterior maintenance, and Reserve fund contributions. This is low-maintenance living at its best—ideal for downsizing, retiring, or simply enjoying life without the stress of upkeep.

Built in 1995

## Essential Information

MLS® # A2221924

Price \$349,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,453
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	24 Fairway Village N
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 1G2

### Amenities

Amenities	Clubhouse, Parking, Snow Removal, Trash, Golf Course
Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Laminate Counters, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	None
Lot Description	Back Yard, Close to Clubhouse, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, On Golf Course

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	May 17th, 2025
Days on Market	1
Zoning	R-4
HOA Fees	250
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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