

# \$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	8
Zoning	R-1

### **Listing Details**

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