

# **\$775,000 - 4604 53 Ave., Taber**

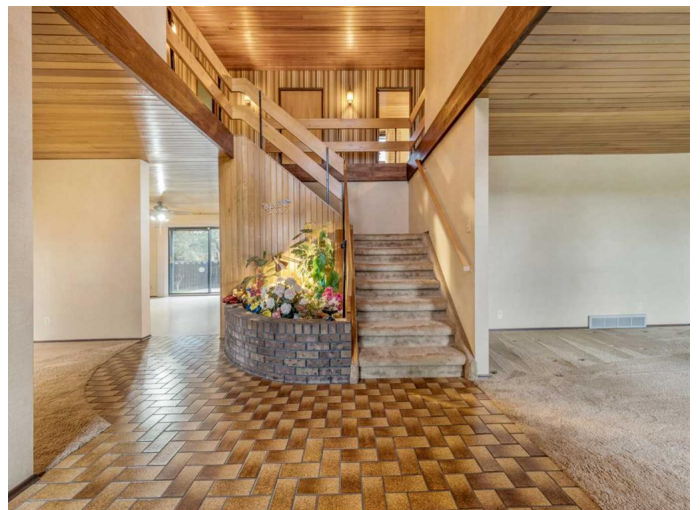
MLS® #A2144695

**\$775,000**

5 Bedroom, 4.00 Bathroom, 4,971 sqft  
Residential on 0.48 Acres

NONE, Taber, Alberta

This fantastic 4971 sq ft home is the one for you and is on 2 lots totaling .48 acres!!!! As you enter you will be welcomed by a large entrance with a grand staircase to the upper level that boasts 4 extra large bedrooms, a 3 pce bathroom, tons of closets, and access to the front deck from the front 2 bedrooms. The master suite has enough room for a sitting area and boasts a walk-in closet and a 3 pce bathroom. On the spacious main level you are sure to enjoy the timeless cedar ceilings. Off the large foyer you will find a large living room with a brick feature wall and a formal dining room. The kitchen boasts tons of counter space for meal prep with custom cabinetry and a large pantry, an eating area with an 8 foot sliding glass door to your concrete patio, also a cozy family room with gas fireplace for those cold chilly evenings. From the family room you pass through an interior sliding glass door to welcome you to the kidney shaped indoor pool, great for family & friends to enjoy, room for patio furniture to hang out on and watch the action. The pool room has 2 skylights, 4 pce bathroom with his/her change rooms, mechanical room and also features a vaulted cedar ceiling and brick feature wall. Also on the main floor there is a 3pce bathroom, 1 bedroom with walk-in closet, an office or den, extra large laundry room, back mud room with access to the massive garage and another stairway to the unfinished basement. The basement has a large area that is a fantastic games/recreational room and toy room area.



The lower level also has tons of storage, cold room for all your preservatives and a large utility room. Moving out to the backyard, your kiddos will have ample room to play if they are not playing in the pool, a block fence on both sides, and a wood fence on the alley with a mature yard with tons of mature trees kept nice and healthy with underground sprinklers. This home boasts tons of living space and tons of outside space. This house is the perfect home for your family!!!!

Built in 1978

### **Essential Information**

MLS® #	A2144695
Price	\$775,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	4,971
Acres	0.48
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4604 53 Ave.
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 1G6

### **Amenities**

Parking Spaces	12
Parking	Triple Garage Attached
# of Garages	3

Has Pool	Yes
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## Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Street Lighting, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 2nd, 2024
Days on Market	338
Zoning	R-1

## Listing Details

Listing Office	Century 21 Foothills South Real Estate
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