

# \$449,000 - 4612 50 Avenue, Taber

MLS® #A2224743

**\$449,000**

4 Bedroom, 3.00 Bathroom, 1,343 sqft

Residential on 0.17 Acres

NONE, Taber, Alberta

Location, Location, Location! This 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. 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!

\*New hot water tank just installed! (June 2025)  
As well as new furnace and air conditioning (July 2025).

Built in 1973

**Essential Information**

MLS® #	A2224743
Price	\$449,000
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, Street Lighting, On Golf Course
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	69
Zoning	R-2

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.