

# \$519,900 - 5615 46 Street, Taber

MLS® #A2210502

**\$519,900**

4 Bedroom, 3.00 Bathroom, 1,176 sqft

Residential on 0.19 Acres

NONE, Taber, Alberta

Location, location!! This 1,176 bungalow is on a quiet street and backs onto a green space with a park for the littles! Let the beautiful curb appeal draw you in with the exposed aggregate driveway and sidewalk to the rock siding on the attached garage. The yard is fully fenced with cinder block on the back and sides so you don't need to worry about painting, staining or replacing boards. Once inside you'll notice the modern updates such as light fixtures, flooring and paint. Enjoy the spacious living room with plenty of natural light and the kitchen/dining spaces are open to each other making family meals or entertaining, simple. The white cabinetry with dark counter tops compliment each other nicely and the patio doors lead to a covered deck where you can enjoy days out of the sun and rain. To finish off the main floor, you'll find a 4pc bathroom, storage closets and 3 bedrooms, one being the primary with an updated 2pc en suite. Downstairs the large windows allow plenty of daylight into the spacious family room, a games area and a large 4th bedroom. A 3pc bathroom, fantastic storage space and laundry area complete the basement. A few more features include a paved brick space perfect for a pool or hot tub, a greenhouse to get seedlings started, a brick fire pit area for evening marshmallow roasts, a double heated garage, RV parking and underground sprinklers. The list of features is endless, so don't wait, plan to visit!



Built in 1981

## Essential Information

MLS® #	A2210502
Price	\$519,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,176
Acres	0.19
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	5615 46 Street
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 1G9

## Amenities

Parking Spaces	5
Parking	Double Garage Detached, Single Garage Attached
# of Garages	3

## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	39
Zoning	R-2

### **Listing Details**

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

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.