

# \$519,900 - 4713 60 Avenue, Taber

MLS® #A2197709

**\$519,900**

4 Bedroom, 3.00 Bathroom, 1,785 sqft  
Residential on 0.22 Acres

NONE, Taber, Alberta

Some homes just have that special feeling—and this is one of them. Lovingly cared for by its second owners for many years, this home has been more than just a place to live; it's been a cherished retreat, filled with warmth, memories, and thoughtful details at every turn. Homes like this don't come along often, and when they do, they don't last.

With 1,785 sq. ft. above ground and a fully finished walkout basement, this home was designed for both comfort and functionality. The vaulted ceilings create an inviting, open feel, while the gas fireplace makes the living space cozy and welcoming. The kitchen is a true standout, featuring marble countertops, an island with a second sink, two pantries, and ample cabinetry—perfect for hosting, cooking, and making memories.

The primary suite is a private oasis, complete with a walk-in closet, a 4-piece en-suite with a jetted tub, and French doors leading to the deck. Downstairs, the expansive family room, wet bar, and snooker table set the scene for fun and relaxation, while thoughtful details—like insulated basement ceilings for noise reduction and in floor heating ensure year round comfort.

But what truly makes this property special is its outdoor setting. The 500 sq. ft. maintenance free deck offers the perfect spot to unwind, all the while overlooking a beautiful park with a playground and walking paths just beyond the backyard. The aggregate driveway, heated



garage, and extra parking pad provide ample space, even for a large trailer.

The current owners have poured love and care into this home, and now it's ready for someone new to appreciate everything it has to offer. If you've been searching for a home that's been truly cherished—one that combines thoughtful design with an incredible location—this is your chance. Opportunities like this don't come often. Don't wait to see it for yourself!

Built in 1994

### Essential Information

MLS® #	A2197709
Price	\$519,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,785
Acres	0.22
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4713 60 Avenue
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 1E1

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, French Door, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Wood

## Additional Information

Date Listed	February 27th, 2025
Days on Market	13
Zoning	R-1

## Listing Details

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

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