

6005 46A Street
Taber, Alberta

MLS # A2316759



\$389,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	1,454 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-2
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Hood Fan, B/I Dishwasher, All Blinds/Window Coverings, Underground Sprinklers, Central Air, Washer/Dryer, 1 Garage Door Opener with 2 Remotes, Air Compressor in Garage

This stunning half-duplex is located in one of Taber's most desirable neighborhoods, set on a prime corner lot. Enjoy a spacious front courtyard, ideal for barbecuing or relaxing outdoors, and a double attached heated garage. The fully landscaped yard features mature trees and underground sprinklers. Inside, updates include PEX water lines, and the main floor boasts beautiful vinyl plank flooring, a kitchen with a large eat-up peninsula, and a spacious living and dining area. The primary bedroom offers a walk-through closet and a Jack-and-Jill four-piece bath. Upstairs, two bedrooms—one with a walk-in closet—and another full four-piece bath await. The basement is fully finished with a large family room, a three-piece bath, a laundry room, and ample storage. Plus, a security system is in place for peace of mind. Pride of ownership is evident! Don't miss out—this home is a must-see!