

# \$389,900 - 34 Fairway Village, Taber

MLS® #A2238050

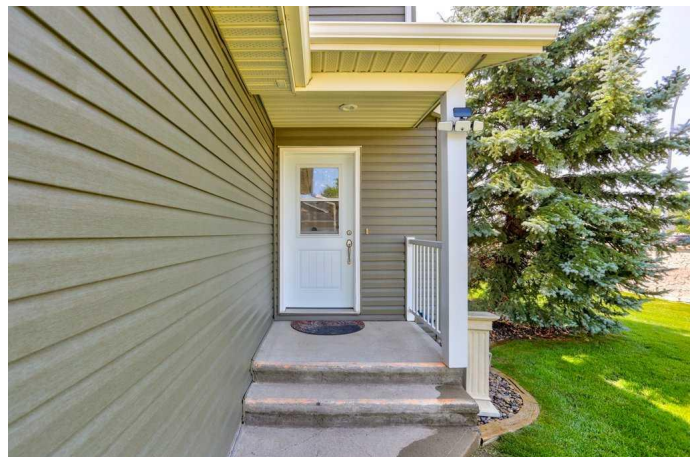
**\$389,900**

3 Bedroom, 4.00 Bathroom, 1,463 sqft

Residential on 0.07 Acres

NONE, Taber, Alberta

Welcome to 34 Fairway Village, a move in ready 2 storey condo. That's right, NO mowing, NO snow shoveling, NO yard care. With 1463 square feet of thoughtfully designed living space across two stories, this home offers comfort, convenience, and room to grow. The front entry welcomes you into a main floor that flows effortlessly: main floor laundry, a handy 2-piece bath tucked right next to garage access (yep, attached and heated), and then into a bright, open-concept kitchen, dining, and living space that was clearly designed for everyday comfort and casual hosting. Corner pantry and a central kitchen island set the tone in the kitchen, but the true bonus is the addition of the custom extra cabinetry in the dining area that matches the kitchen perfectly, giving you that coveted bonus storage without disrupting the flow. Head through the patio doors and you'll find a private deck with an awning overheadâ€”perfect for unwinding while looking out onto peaceful greenery space. Upstairs, three spacious bedrooms and 2 bathrooms give you all kinds of options, with the primary suite offering a massive walk-in closet and its own 4pc ensuite. The fully finished basement offers more than extra space. Thereâ€™s a large family room, which if you need a fourth bedroom, it would be easy to create one here without sacrificing comfort. And the newly renovated 3-piece bath downstairs with heated floors is always nice to have. Upgrades include new vinyl windows



throughout to keep things bright, quiet, and energy-efficient. The hot water tank was replaced in 2019, and there's central air to keep you cool, plus central vac to make cleaning that much easier. And location?? A blend of calm and convenience being next to the golf course and across from the hospital. Plan to visit!

Built in 2002

### **Essential Information**

MLS® #	A2238050
Price	\$389,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,463
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	34 Fairway Village
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 1G2

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Awning(s)
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 11th, 2025
Days on Market	2
Zoning	R-4

## Listing Details

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