

# \$419,000 - 4716 Heritage Drive, Taber

MLS® #A2241944

**\$419,000**

6 Bedroom, 3.00 Bathroom, 1,269 sqft

Residential on 0.24 Acres

NONE, Taber, Alberta

Welcome to this spacious bi-level home, perfectly positioned on a massive corner lot and designed with functionality, comfort, and family living in mind. With a fully finished walk-out basement and numerous recent upgrades, this property offers exceptional value and lifestyle potential. The exterior of the home is as impressive as the interior. A new detached garage, fenced yard, and two storage sheds provide practicality, while thoughtful landscaping and a fibre-glass basement foundation ensure long-term durability. A swim spa is included, and both upper and lower south-facing decks offer the perfect spots to relax and enjoy the scenic views. The upper deck a fully enclosed portion as well as an uncovered portion, with wrap-around access. With open field access, RV gravel parking, and seven parking spots in total, this property is well-equipped for any lifestyle. Inside, the open-concept kitchen and dining area is both stylish and functional, featuring built-in appliances including a wall oven, electric cooktop stove, fridge, and dishwasher, all complimented by tasteful brick accent. The main level includes two bedrooms, including a spacious primary suite with his-and-hers closets and a 4-piece ensuite bathroom with a big soaker tub. There is a 2 pc powder room off of the living room as well. The lower level is fully developed and features four additional bedrooms, a 3-piece bathroom, a cozy family room with a wood-burning fireplace, and plenty of extra storage. This



home has a high-efficiency furnace, and central air conditioning ensuring year-round comfort. Additional exterior features include updated asphalt shingles, new PVC windows (all except one), and a hot tub hookup and the double detached garage was built in 2022. . With mature trees, a huge concrete driveway, and incredible green space, this property truly checks all the boxes. Offered at \$419,000, this is a fantastic opportunity to own a well-rounded, move-in-ready home with room to grow—whether you’re raising a family, entertaining guests, or simply enjoying the peaceful setting.

Built in 1981

**Essential Information**

MLS® #	A2241944
Price	\$419,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,269
Acres	0.24
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	4716 Heritage Drive
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta

Postal Code T1G 1A4

### Amenities

Parking Spaces 10

Parking Double Garage Detached, Off Street, Parking Pad, RV Access/Parking, Single Garage Attached

# of Garages 3

### Interior

Interior Features Storage, Vinyl Windows

Appliances Other

Heating High Efficiency, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Basement, Wood Burning, Recreation Room

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Balcony, Other, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, Street Lighting

Roof Asphalt Shingle

Construction Brick, Other

Foundation Other

### Additional Information

Date Listed July 21st, 2025

Days on Market 3

Zoning R1

### Listing Details

Listing Office Century 21 Foothills South Real Estate

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