

\$529,000 - 4024 49 Avenue, Taber

MLS® #A2249868

\$529,000

4 Bedroom, 3.00 Bathroom, 1,595 sqft

Residential on 0.19 Acres

NONE, Taber, Alberta

Welcome to 4024 49 Ave, Taber—a stunning home that combines modern upgrades, timeless comfort, and an unbeatable location in the sought-after Magrath Estates. Backing onto a green space with a park and just steps away from the Taber Golf Course, this home offers the lifestyle you’ve been waiting for. Step inside to a fully renovated upstairs with soaring 9’™ ceilings, LED pot lights, and a bright open-concept design. The kitchen is a true showpiece with an oversized granite island, plenty of cabinetry, and a spacious pantry for all your storage needs. The adjoining living room is warm and inviting with a cozy fireplace, while the dining area leads to a covered deck overlooking the landscaped backyard. The primary suite is a relaxing retreat with a walk-in closet and a luxurious 4pc ensuite featuring a soaker tub. An additional bedroom/Office and another full bath complete the main floor. For added convenience, the main floor laundry room includes a wash sink—making everyday chores that much easier. The lower level is fully developed, offering even more living space with a large family room, with a gas fireplace. two additional bedrooms, a 3pc bath, an office/den, and so much storage—this home truly has room for everything. Outside, you’ll love the landscaped yard with underground sprinklers, maintenance-free fencing, RV parking, and a double attached slab heated garage. Recent upgrades include an updated hot water tank and a fully



renovated main level”making this home turn key. With its prime location, modern updates, and unbeatable blend of style and function, this Magrath Estates home is a rare find. Pack your golf clubs”your new home is waiting!

Built in 1997

Essential Information

MLS® #	A2249868
Price	\$529,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,595
Acres	0.19
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4024 49 Avenue
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 1C8

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Skylight(s), Vinyl Windows, Walk-In Closet(s), Wet
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	Bar, Crown Molding
Appliances	Other
Heating	Boiler, Natural Gas, Combination
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, Lawn, No Neighbours Behind, Underground Sprinklers
Roof	Tile
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	3
Zoning	R-1

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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