

\$449,000 - 4206 56 Street, Taber

MLS® #A2240769

\$449,000

4 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.11 Acres

NONE, Taber, Alberta

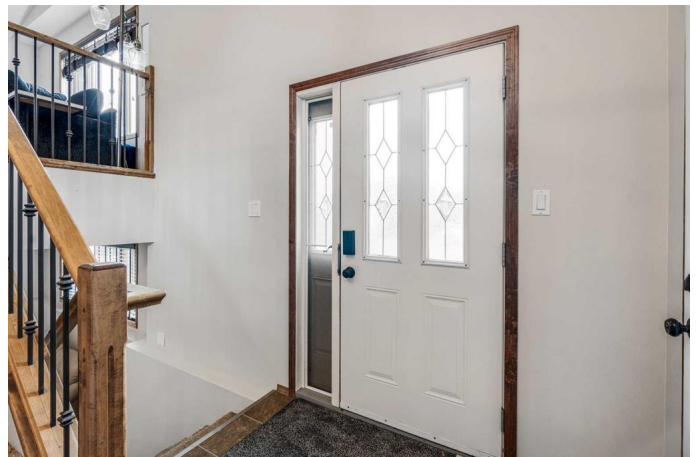
Welcome to this charming bi-level family home, ideally situated on a quiet street within walking distance to L.T. Westlake School. Featuring 1088 sq/ft of thoughtfully designed living space on the main floor, this property offers comfort, functionality, and modern appeal inside and out.

Exterior Features:

Step outside to enjoy the fully landscaped and fully fenced yard, a double concrete driveway, and a heated single attached garage. The home boasts maintenance-free vinyl siding, a newer asphalt shingle roof, underground front and back sprinklers, and central air conditioning for year-round comfort. Conveniently located near a park and amenities.

Interior Features:

The bright main level welcomes you with a spacious living room featuring vaulted ceilings, , and large windows that flood the space with natural light. The kitchen is equipped with solid wood cabinets. Enjoy meals in the cozy dining area or step onto the deck off the south side for summer BBQs. There are two bedrooms upstairs, the primary has double closets for ample storage, the main floor also has a 4-piece bathroom with built-in linen storage. The basement offers two additional bedrooms with closet organizers, a large family room. and a bar area with a feature wall making it perfect for entertaining. Other highlights include nice blinds throughout, 8-foot ceilings, and real wood trim. This move-in-ready home



offers exceptional value in a fantastic location
â€” perfect for families looking for space,
comfort, and proximity to a great school.
Donâ€™t miss your chance to make this
wonderful property your next home!

Built in 2007

Essential Information

MLS® #	A2240769
Price	\$449,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4206 56 Street
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 2J2

Amenities

Parking Spaces	4
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows
Appliances	Other

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	12
Zoning	R-1

Listing Details

Listing Office	Century 21 Foothills South Real Estate
----------------	--

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.