

# \$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 levelâ€”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 clubsâ€”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, Crown Molding, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Skylight(s), Vinyl Windows, Walk-In
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	Closet(s), Wet Bar
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	1
Zoning	R-1

## Listing Details

Listing Office	Century 21 Foothills South Real Estate
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