

\$409,000 - 4716 Heritage Drive, Taber

MLS® #A2241944

\$409,000

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	\$409,000
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, Parking Pad, RV Access/Parking, Single Garage Attached, Off Street

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 Recreation Room, Wood Burning, Basement

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Other, Private Yard

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

Roof Asphalt Shingle

Construction Brick, Other

Foundation Other

Additional Information

Date Listed July 21st, 2025

Days on Market 18

Zoning R1

Listing Details

Listing Office Century 21 Foothills South Real Estate

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