

\$399,900 - 4706 60 Avenue, Taber

MLS® #A2267259

\$399,900

4 Bedroom, 2.00 Bathroom, 1,034 sqft

Residential on 0.19 Acres

NONE, Taber, Alberta

Opportunity is knocking at this rare find! For only the second time ever, this much loved and well kept 1978 gem is ready for its next chapter, located just a stone's throw west of the Taber Christian School. Starting with the curb appeal and the massive outdoor assets. You get the best of both worlds with an attached single car garage AND a spectacular 26' x 28' heated detached garage (built in 2004), perfect for the hobbyist, mechanic, or anyone who simply needs more storage. The large, fully landscaped lot is a dream, complete with a paved RV parking pad and a covered back deck awaiting summer BBQs. The sellers have taken care of the heavy lifting with big ticket updates: a brand new furnace and A/C (2022), new shingles (2022), a hot water tank (2021), and PVC windows on the main floor (2013). This home has incredibly strong bones and a traditional split entry layout. Step inside the main level to a good sized living room highlighted by a large picture window. The adjacent dining room features access to the covered deck. While the kitchen has plenty of cabinets, cupboards and places to store essentials, it shares a wall with the dining room and is ready for a future open concept transformation. This level also holds two spacious bedrooms and a 4 piece bathroom. While the lower level boasts two more bedrooms, a 3 piece bathroom, and a very large family room, a perfect spot for movie nights or a future entertainment area. Laundry and mechanical are tucked away



nicely as well. Are you searching for your first home or maybe the garage space is what you're after, either way, this is a great place to start! Plan to visit.

Built in 1978

Essential Information

MLS® #	A2267259
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.19
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4706 60 Avenue
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 1E1

Amenities

Parking Spaces	6
Parking	Double Garage Detached, RV Access/Parking, Single Garage Attached
# of Garages	3

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air

Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2025
Days on Market	10
Zoning	R-2

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (TABER)
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