

**4706 Heirloom Crescent
Taber, Alberta**

MLS # A2275371

\$419,000



Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,083 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Landscaped, N		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	Residential 0012
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Primary Downstairs, Soaking Tub		

Inclusions: Refrigerator, gas stove, dishwasher, microwave, freezer, washer, dryer, central vac, water softner and garage door remotes.

Visit REALTOR® website for additional information. Built in 1984, this home features a practical and inviting layout designed for both everyday living and entertaining. The concrete driveway with a vulcanized rubber coating provides durable, low-maintenance parking for two vehicles and leads to an impressive 27 x 37 attached garage—a true handyman’s dream with exceptional space for vehicles, storage, or projects. Convenient garage access from the main entrance adds to the home’s functionality. Step inside to a spacious front entrance with plenty of room to welcome guests. The open-concept main floor is bright and welcoming, featuring a cozy living room with an electric fireplace, ideal for quiet conversations or relaxing evenings. The adjoining dining area is perfectly suited for family meals and gatherings. The kitchen offers classic oak cabinetry, a functional island, and a gas range, with direct access to the deck, making outdoor entertaining easy and enjoyable. Two comfortable main-floor bedrooms, both with closets, provide flexibility for family, guests, or home office space. A renovated 3-piece bathroom completes this level, featuring a modern shower with dual shower heads. The basement has recently been updated with new flooring and offers a spacious rec room with plenty of room to relax, pursue hobbies, or create additional living space. The primary bedroom is located on the lower level, providing a private retreat with large windows, a walk-in closet, and a 3-piece ensuite highlighted by a giant free-standing soaker tub—perfect for unwinding at the end of the day. A cold room adds valuable storage. Outside, the large pie-shaped backyard is a standout feature. Fully fenced and recently painted, it offers privacy and security while backing onto the park. Enjoy the outdoors on the two-tiered deck and patio, ideal for summer entertaining or

quiet relaxation. Thoughtfully designed garden beds with an overhead watering system make caring for your outdoor space easy and enjoyable. Quiet, private, and full of potential, 4706 Heirloom Crescent offers a rare combination of space, functionality, and a serene park-side setting—an ideal place to call home.