

# **\$675,000 - 6 Prairie Sunset Avenue, Taber**

MLS® #A2203849

**\$675,000**

5 Bedroom, 4.00 Bathroom, 2,263 sqft

Residential on 0.13 Acres

NONE, Taber, Alberta

This beautiful, well-kept home is just the one youâ€™ve been looking for! Only 8 years old, and including numerous upgrades, this versatile home has everything you need in a home. Located in one of the best areas in town, this home backs onto a green space that has a walking path and a newly built park. It is also located across the street and has views of the lake from the primary bedroom! Separated into 2 legal living spaces, the main living area is 2263 square feet and includes a beautiful main floor that has 9â€™ and 10â€™ ceilings, a large kitchen with pantry, an office and a generous sized dining and living room. The upstairs consist of a spacious primary bedroom with a walk-in closet and a large ensuite bathroom that includes a beautiful custom tiled shower. Also found on the upper level is a big family room with reading nook, 2 more bedrooms, another full bathroom and a fantastic laundry room. In the basement you will find the legal basement suite that encompasses 2 bedrooms, 1 full bathroom, kitchen, dining and living rooms and also has its own separate entrance and yard space. The basement has its own furnace and hot water tank, has sound proofing in the ceiling and has been set up to have the utilities for the basement suite metered separately. As a mortgage helper this space is currently rented to a single person contributing a revenue stream of \$1,350/month. This home has many other wonderful features including the triple attached garage, central air conditioning, a



pergola over a large back deck and the fire pit in the back yard that has underground sprinklers, plus more! There is so much to see here, you really need to come and take a look for yourself!

Built in 2017

### Essential Information

MLS® #	A2203849
Price	\$675,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,263
Acres	0.13
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	6 Prairie Sunset Avenue
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 0E7

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Granite Counters, Kitchen Island
Appliances	See Remarks

Heating	Central, Fireplace(s), Forced Air
Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Other

## Additional Information

Date Listed	March 19th, 2025
Days on Market	52
Zoning	R-1

## Listing Details

Listing Office	Parry Williams Real Estate Ltd.
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.