

# \$389,900 - 34 Fairway Village, Taber

MLS® #A2173207

**\$389,900**

3 Bedroom, 4.00 Bathroom, 1,452 sqft  
Residential on 0.00 Acres

NONE, Taber, Alberta

Close to the Golf Course did you say... Well here is your opportunity to be within minutes walking distance of the golf course in Fairway Village. This home has 3 bedrooms, 4 bath, open concept, main floor laundry, attached garage 19' 1" x 19' 7", fireplace, custom blinds, a beautiful kitchen with a huge island, pantry, and tons of countertop space and cabinets. There is central Air, a private back deck overlooking the greenspace and an awning for those sunny afternoons! Upstairs there are three bedrooms. The master has a huge-and I mean huge- master closet and a full en suite. The other two bedrooms share the other full bath, which has in-floor heat for added comfort. The basement is fully finished and includes a bathroom that was fully renovated to include a walk in shower and again in-floor heat which is an added bonus. There is tons of storage throughout, a large living room space, and a large utility room. Roof was replaced 2 years ago. Hot water is 5 years old. This home only has neighbors on one side of you and greenspace on the other so there is a bit of privacy there as this home is on the end.

Built in 2003

## Essential Information

MLS® #	A2173207
Price	\$389,900



Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,452
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	34 Fairway Village
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 1G2

### **Amenities**

Amenities	Park
Parking Spaces	3
Parking	Quad or More Attached

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Pantry, Stone Counters
Appliances	Dishwasher, Refrigerator, See Remarks, Stove(s), Garage Control(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Corner Lot, Backs on to Park/Green Space, Close to Clubhouse

Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 15th, 2024
Days on Market	175
Zoning	R4
HOA Fees	250
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Real Estate Centre
----------------	--------------------

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