

# \$469,000 - 30 Prairie Lake Drive, Taber

MLS® #A2206171

**\$469,000**

4 Bedroom, 3.00 Bathroom, 1,345 sqft

Residential on 0.14 Acres

NONE, Taber, Alberta

Welcome to 30 Prairie Lake Drive, a delightful family haven offering the perfect blend of comfort and functionality. This spacious home features four bedrooms, 3 bathrooms, and 1,345 square feet of well-designed living space. The main level sets the stage for family gatherings with a great kitchen that's both stylish and functional. This home backs onto the community pond and has a beautiful view out the window above the kitchen sink. The adjacent living room provides a warm and inviting atmosphere, making it the heart of the home. Convenience is key with main-level laundry, ensuring practicality for day-to-day living. The main level has two bedrooms, providing ample room for every family member to have their own space. The master suite comes complete with its own ensuite, offering a private retreat. The basement boasts a sizeable recreation room, perfect for activities and entertaining along with two more bedrooms. This additional space adds versatility to accommodate the varied needs of a growing family. Step outside into the private backyard, a tranquil oasis for outdoor activities and relaxation only steps away from a walking path around the pond. The attached garage ensures both convenience and security for your vehicles and storage needs. This home also features central vacuum system, professional landscaping with underground sprinklers, and Quik-therm insulation under the durable fibre cement siding. Located in a prime location on a quiet street, this home offers



proximity to schools, parks, and amenities. Don't miss the opportunity to make this family-friendly home yours. Contact your favourite Realtor today!

Built in 2020

### Essential Information

MLS® #	A2206171
Price	\$469,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,345
Acres	0.14
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	30 Prairie Lake Drive
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 0C9

### Amenities

Parking Spaces	3
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Wet Bar
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Irregular Lot, Landscaped, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	27
Zoning	RESI

### **Listing Details**

Listing Office	Onyx Realty Ltd.
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