

# \$579,000 - 22 Prairie Sunset Ave, Taber

MLS® #A2265420

**\$579,000**

4 Bedroom, 4.00 Bathroom, 1,588 sqft

Residential on 0.11 Acres

NONE, Taber, Alberta

Discover the perfect blend of luxury and comfort in this stunning residence, designed for both relaxation and entertainment. Nestled in a serene neighborhood, this home offers an inviting atmosphere that welcomes you from the moment you step inside. Enjoy the outdoors on your maintenance-free deck, and an east-facing patio that provides a sheltered space to relax out of the wind. The home features a maintenance-free exterior, beautifully landscaped and fully fenced, complete with underground sprinklers for effortless lawn care. The heart of the home is the open-concept kitchen, featuring quartz countertops and a large island with built-in appliances. Floating walnut shelves add a touch of elegance, while the walkthrough pantry, with beautiful walnut wood accents, conveniently connects to the garage for easy unloading of groceries. With nine-foot ceilings and a beautiful wall of windows, the open kitchen, dining, and living room create a bright and airy environment, perfect for entertaining. Three distinct living rooms found throughout this home offer plenty of space for relaxation and gatherings. This home features four spacious bedrooms, each with unique feature walls that add character and charm. The bathrooms are designed with style and functionality in mind, featuring gorgeous, modern finishes. The basement offers a dry bar, perfect for entertaining, with the option to fit a wet bar if desired. Pot lights throughout the house provide a warm and inviting glow.



The garage is a true hobbyist's paradise, complete with a built-in workbench, ample storage, and a slat wall to keep your yard tools organized. Plus, it's heated to ensure comfort year-round. Step outside to your charming courtyard, a perfect spot for morning coffee or evening relaxation. With a walking path and playground conveniently outside your back fence this home offers easy access to everything you need while maintaining a peaceful suburban feel. This exceptional home is more than just a property; it's a place where cherished memories are waiting to be made. Don't miss the opportunity to call this inviting space your own!

Built in 2018

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2265420    |
| Price          | \$579,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,588       |
| Acres          | 0.11        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 22 Prairie Sunset Ave |
| 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 | Built-in Features, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Dry Bar |
| Appliances        | Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In, Gas Oven   |
| Heating           | High Efficiency                                                                                       |
| Cooling           | Central Air                                                                                           |
| Has Basement      | Yes                                                                                                   |
| Basement          | Finished, Full                                                                                        |

## Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Irregular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Vinyl Siding                                                                                              |
| Foundation        | Poured Concrete                                                                                           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 17                 |
| Zoning         | R-1                |

## Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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