

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

MLS® #A2238050

**\$389,900**

3 Bedroom, 4.00 Bathroom, 1,463 sqft

Residential on 0.07 Acres

NONE, Taber, Alberta

Welcome to 34 Fairway Village, a move in ready 2 storey condo. That's right, NO mowing, NO snow shoveling, NO yard care. With 1463 square feet of thoughtfully designed living space across two stories, this home offers comfort, convenience, and room to grow. The front entry welcomes you into a main floor that flows effortlessly: main floor laundry, a handy 2-piece bath tucked right next to garage access (yep, attached and heated), and then into a bright, open-concept kitchen, dining, and living space that was clearly designed for everyday comfort and casual hosting. Corner pantry and a central kitchen island set the tone in the kitchen, but the true bonus is the addition of the custom extra cabinetry in the dining area that matches the kitchen perfectly, giving you that coveted bonus storage without disrupting the flow. Head through the patio doors and you'll find a private deck with an awning overhead—perfect for unwinding while looking out onto peaceful greenery space. Upstairs, three spacious bedrooms and 2 bathrooms give you all kinds of options, with the primary suite offering a massive walk-in closet and its own 4pc ensuite. The fully finished basement offers more than extra space. There's a large family room, which if you need a fourth bedroom, it would be easy to create one here without sacrificing comfort. And the newly renovated 3-piece bath downstairs with heated floors is always nice to have. Upgrades include new vinyl windows



throughout to keep things bright, quiet, and energy-efficient. The hot water tank was replaced in 2019, and there's central air to keep you cool, plus central vac to make cleaning that much easier. And location?? A blend of calm and convenience being next to the golf course and across from the hospital. Plan to visit!

Built in 2002

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2238050               |
| Price          | \$389,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,463                  |
| Acres          | 0.07                   |
| Year Built     | 2002                   |
| 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      | Other                              |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

## Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | Central Air             |
| Fireplace         | Yes                     |
| # of Fireplaces   | 1                       |
| Fireplaces        | Gas                     |
| Has Basement      | Yes                     |
| Basement          | Finished, Full          |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Awning(s)           |
| Lot Description   | See Remarks         |
| Roof              | Asphalt Shingle     |
| Construction      | Stone, Vinyl Siding |
| Foundation        | Poured Concrete     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 25              |
| Zoning         | R-4             |

## Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE (TABER) |
|----------------|-----------------------------------------|

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