

# \$391,500 - 307 Melba Avenue, Enchant

MLS® #A2212952

## \$391,500

4 Bedroom, 3.00 Bathroom, 1,430 sqft

Residential on 0.22 Acres

NONE, Enchant, Alberta

We are absolutely thrilled with this home!! Just look at the chalet-style main living area, wide open with large windows and a wood burning stove—how cozy!! The kitchen has ample cabinets & counter space, and the large island with wrap around seating will be perfect for those family gatherings. You can all share what's going on in life while you prepare dinner! The retreat style primary suite is a dream, with a large walk-in closet and direct access to the hot tub. After your soak in the hot tub, head to the LARGE shower in your primary ensuite—what more could you ask for (well maybe someone to bring the cold drinks while you relax ??).

Downstairs is another adventure all on its own, with another wood burning fireplace, a huge family room, large recreation area, 2 more good size bedrooms, a 3 pce bathroom with another HUGE shower, and a good size storage room. Once you head outside, you have your choice to either lounge on the lower patio, or head to the upper wrap around deck for some sunshine! You can easily access the wrap around deck from the main entry, the living room and the dining area. This amazing property also offers a double heated garage and RV parking. Located on a large corner lot, it's situated in such a way that you'll have all the privacy you desire!

Built in 2003

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2212952    |
| Price          | \$391,500   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,430       |
| Acres          | 0.22        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 307 Melba Avenue |
| Subdivision | NONE             |
| City        | Enchant          |
| County      | Taber, M.D. of   |
| Province    | Alberta          |
| Postal Code | T0K 0V0          |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Off Street, RV Access/Parking |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer  |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Family Room, Living Room, Wood Burning, Wood Burning Stove  |
| Has Basement      | Yes   |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard  |
| Lot Description   | Back Lane, Corner Lot, Front Yard, Many Trees, Private, See Remarks |
| Roof              | Metal   |
| Construction      | Stucco  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | April 17th, 2025  |
| Days on Market | 64                |
| Zoning         | RS Taber Housing8 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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