

# \$394,000 - 307 Melba Avenue, Enchant

MLS® #A2212952

## \$394,000

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 whatâ€™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, itâ€™s situated in such a way that you'll have all the privacy you desire!

Built in 2003

## Essential Information



MLS® #	A2212952
Price	\$394,000
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        10  
Zoning                    RS Taber Housing8

**Listing Details**

Listing Office            CIR REALTY

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