



GRASSROOTS
REALTY GROUP

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**A & B, 50 Sage Brush Avenue
Taber, Alberta**

MLS # A2300070



\$435,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,250 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: 2 Fridges, 1 Stove, 2 OTR Microwaves, 2 Built in Dishwashers, All window coverings

Attention Investors or first time home buyers! This fantastic half duplex is now available for sale, featuring happy and dependable tenants currently residing in both units. Each unit boasts stainless steel appliances, elegant quartz countertops, and durable vinyl plank flooring, along with its own laundry area for added convenience. The legal basement suite has a private entrance, making it an ideal rental space. With double driveways for each unit, parking is never an issue. Don't miss out on this opportunity!