



**A & B, 17 & 21 Sage Brush Avenue
Taber, Alberta**

MLS # A2301506



\$840,000

Division:	NONE		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side		
Size:	5,016 sq.ft.	Age:	2018 (8 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-2
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 4 Fridges, 4 Stoves, 4 BI Dishwashers, 4 OTR Microwaves, All window coverings

Seize the opportunity to own a remarkable multi-unit home featuring four fully legal suites, each with its own private entrance and parking. This property is designed for both strong rental demand and flexible living options, making it an ideal investment for savvy buyers. Each of the four units include a primary bedroom with walk-in closet, a second bedroom, 4 piece bathroom, convenient main floor laundry and designated parking. This multi unit totals eight bedrooms, four walk-in closets, and four bathrooms across the entire property. The modern open-concept layouts are complemented by upgraded finishes and quality craftsmanship throughout, ensuring a stylish and comfortable living experience. Situated in a prime location close to parks and walking paths, this high-performing property offers a rare turnkey investment opportunity. With strong cash flow and excellent long-term growth potential, this multi-unit residence is not just a home but a smart investment for your future.