



**5411 46 Street
Taber, Alberta**

MLS # A2306986



\$579,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,016 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Corner Lot, See Remarks		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Stucco

Foundation: Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: Fridge, stove, dishwasher, central A/C

Located on a corner lot just a block from elementary schools, sits this bungalow. With just over 2,000 sq ft on the main level, a fully finished basement, attached garage and a huge yard, it's great for large families. Inside, the main floor follows a classic bungalow layout that remains popular for good reason with a sunken living room, formal dining space, wood burning fireplace, main floor laundry and 3 bedrooms, including a generously sized primary with 3 pc en-suite. Off of the family room is a large addition currently used as a hot tub room but is surrounded with windows for natural light and could be a sun room, gym or whatever your heart desires. Completing the main level is a second 3pc bathroom with walk in shower and heated floor plus plenty of storage closets. Even more space can be found downstairs with 2 large family/games areas, a 4th bedroom with walk in closet, another 3pc bathroom and a ton of storage space. This house has a lot to offer and would love to be your families place to call home. The large yard has RV parking, if needed and a shed for your outside items along with the attached heated garage for parking in, plus there's A/C to keep you comfortable in the summer. Windows and front door were new in 2023 and the eaves troughs and shingles were done approximately 10 years ago. If you're looking for something with potential and willing to put your own stamp on a home, this is your chance!