



5214 45 Avenue
Taber, Alberta

MLS # A2310500



\$479,900

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|------------------|------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,128 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 6 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Rectangular Lot, See Remarks | | |

| | | | |
|--------------------|-----------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: fridge, stove, B/I dishwasher, garage door opener & remote, central A/C, blinds, curtains & rods, washer, dryer, shed

Welcome to this 6 bedroom bi-level home built in 2004. This bright and welcoming home features a spacious open concept layout with vinyl plank flooring through the kitchen, dining, and living room, perfect for everyday living and entertaining. Down the hall you'll find plenty of storage closets, a 4 pc bathroom and 3 bedrooms, one being the primary with 3pc ensuite for your privacy. The fully finished basement offers 3 more bedrooms, a 3pc bathroom, family room, laundry area and more storage. An attached garage for parking, a large yard for the kids and located close to schools makes this a great family home.