



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

4734 60 Avenue  
Taber, Alberta

MLS # A2313909



**\$455,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,081 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

Your Ideal Family Home Awaits! Welcome to this charming family home, featuring 4 spacious bedrooms and 2 full baths. This property is perfect for families. Step inside to discover a bright, open-concept layout that creates a warm and inviting atmosphere. The kitchen boasts patio doors leading to a large deck, perfect for outdoor gatherings and summer barbecues. The big fenced yard provides plenty of space for kids and pets to play, while the underground sprinklers keep your front yard lush and green. You'll love the 26x24 double garage equipped with power and a rough-in for gas, comes with an electric heater and wood stove, making it a great space for hobbies or storage. The finished basement features a fantastic family room for entertaining friends and a recreation room that keeps children happily occupied. Stay cool in the summer with central A/C, and unwind on the stunning two-tiered rear deck. This home offers tremendous value and eye appeal. Don't miss out on this wonderful opportunity to create lasting memories in a fantastic family home!