



GRASSROOTS

REALTY GROUP

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**6107 Park Place
Taber, Alberta**

MLS # A2315486



\$630,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,053 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Pantry, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, stove, dishwasher, light fixtures, window coverings, garage door opener & remote.		

Welcome to 6107 Park Place, a beautifully maintained two story home in one of Taber's desirable neighbourhoods. With five bedrooms, four bathrooms, and a fully developed basement, this property offers the space, comfort, and thoughtful layout that growing families are often searching for. Let the attractive street appeal guide you to the front porch where you can sit and swing with friends. Through the front door you'll find a formal dining space, perfect for large family dinners, special events and gatherings. From there, the home opens into a spacious kitchen, eating space, and living room with built in shelving and storage. The kitchen is both functional and inviting, featuring a large centre island, and corner pantry. A patio door off the dining space leads to your own little oasis, a two level deck complete with trex deck boards and hot tub. The large pie shaped lot backs onto a school rather than a neighbour and has back alley access for convenience. Inside, a 2pc washroom completes the main floor. Upstairs you'll find even more space with a large family room that's great for movie or game nights with more built in storage spaces and a desk which could be used as a home office. The primary suite offers a 3pc ensuite with his/her closets, tiled shower, heated floors and towel warmer. Two more bedrooms with ample closet spaces, a 4pc washroom and laundry room complete the upper level, offering a practical setup for family living. The lower level is fully finished and adds valuable extra space with two more bedrooms, a full bathroom, and a spacious rec room that can easily serve a variety of needs, from family gathering space to hobbies or home gym. With this much room to work with, the home is well suited to both daily life and changing needs over time. Located in an attractive area of well kept homes, this property combines generous space with a warm

and welcoming feel. It is a home that has clearly been cared for and one that offers an excellent opportunity for the next family to settle in and enjoy.