



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5026 41 Street
Taber, Alberta

MLS # A2317731



\$389,500

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,107 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Gentle Sloping, Interior Lot, Landscaped, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Fridge, stove, dishwasher, washer, dryer, B.I. Vacuum power head and attachments, all window coverings blinds and rods, central a/c, storage shed.

Half duplex with single attached garage in like new condition. Home is in desired area in Westview Estates on lower traffic street, open kitchen living room floor plan with deck at rear of home that has nice tread wind shelter on the west, large front entryway and access to garage with laundry located on the landing in middle of the floors, 2 bedrooms up and 2 down, primary bedroom has good sized 4 pc ensuite and walk-in closet. Home has B.I. vacuum and central air, some upgraded carpets with good appliances, also short walk to a playground and path around the lake. HW tank new in 2022