



**GRASSROOTS**

REALTY GROUP

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**5613 52 Street  
Taber, Alberta**

**MLS # A2319495**



**\$359,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	862 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, washer, dryer (To be replaced), dishwasher, 2 sheds

Fully developed 1/2 duplex perfect for the entry level buyer or make this a great addition to your rental portfolio. Open and bright home offers a wide entrance and staircase for ease of moving in. The soaring vaulted ceilings help amplify the spaciousness of the main floor. Large front living space with picture window allows for great natural lighting. Excellent kitchen design offers plenty of cabinets and counter space along with a large centre island. Open dining space just off the kitchen making dinner from kitchen to table simple. A garden door off the kitchen leads out to the deck and fenced yard. The main floor primary bedroom is a great size complimented by a walk in closet, plus there's a full four piece bath to complete the upper level. Downstairs you'll find plenty of storage, a family room which could also be used as a 4th bedroom, 2 more bedrooms and a full 4pc bathroom, all with 9' ceilings and large windows. Other great features are the A/C to keep you comfortable, new range fan for needed ventilation while cooking and a metal roof for no maintenance. Outside there is a front driveway, rear parking, large mature trees for shade and a shed to store your outside equipment. It's located just around the corner from schools for convenience and awaits it's next buyer.