



GRASSROOTS
REALTY GROUP

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5205 40 Avenue
Taber, Alberta

MLS # A2323581



\$430,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,191 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Hood Fan, B/I Dishwasher, All Blinds/Window Coverings, Pool Table, Shed, Shelving in Garage by the heater, Peg Board in garage, Hot Tub (as is), Washer, Garage Door Opener with 2 Remotes

Welcome to this beautiful four-level split, located on the south side of Taber. With stunning curb appeal, the home features elegant brick accents and a double attached, heated garage. Step outside to your private oasis—complete with a covered ground-level deck, a hot tub, alley access, and mature trees that create a serene retreat. Inside, the main level boasts a cozy living room with a wood-burning fireplace, a bright dining area, and a well-appointed kitchen. Upstairs, you’ll find three spacious bedrooms, including a master retreat with a walk-in closet. You will also find a five-piece bathroom with his and her sinks on the upper level. The first lower level offers a fantastic bonus space, including a pool table that stays with the home, a versatile area perfect for a home office or extra bedroom, plus direct access to that gorgeous backyard. The basement is an entertainer’s dream—featuring a bar and a spacious rec room, ideal for family movie nights. Plus, a utility and laundry room round out this incredible home. Don’t miss your chance to call this oasis your own!