



GRASSROOTS
REALTY GROUP

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5217 38 Avenue
Taber, Alberta

MLS # A2324813



\$424,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,555 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, garage door opener, u/g sprinklers, central a/c

Check out this 4 level split home featuring 4 bedrooms and 2.5 bathrooms. With plenty of updates over time including bathroom renovations, paint, light fixtures and new windows. The main floor living room has hardwood floors and a large bay window for natural light. Hardwood continues into the dining space that opens to the kitchen with plenty of bright cabinets and garden doors leading a large private deck that overlooks the landscaped yard and garden space. On the upper level you'll find a full 4pc bathroom, 3 bedrooms, one being the primary with 2 pc en-suite. A large family room with fireplace and walk up entrance complete the lower level while a large bedroom with 4pc en-suite and laundry finish of the basement level. This home is tucked away on the south side of Taber, around the corner from LT Westlake School, has RV parking, a detached garage, under ground sprinklers, A/C and fenced in garden space plus the shingles were replaced in 2024 so you will have peace of mind. Don't wait, this move in ready home won't last!