



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5123 56 Street
Taber, Alberta

MLS # A2325618



\$319,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,236 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Jetted Tub, No Smoking Home, Sump Pump(s), Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2
Utilities:	-

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, curtains

This well maintained bungalow has 5 year old shingles, a new water tank, new furnace and pvc windows. It offers plenty of space and features to enjoy. Outside, you'll find a spacious back deck overlooking a patio area among flower beds throughout the yard and a single garage for parking or hobbies. Inside, the main floor has three bedrooms, a 3pc bathroom with jet tub, an open kitchen, dining space with garden doors to the deck, a cozy living room with bay windows making the perfect spot for plants. The fully finished basement adds even more living space, with a 4th bedroom, another 3pc bathroom, family room, laundry room and expansive utility room with a new furnace and water tank. Located within walking to schools, parks and downtown.