



**GRASSROOTS**  
REALTY GROUP

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5811a 50 Street N  
Taber, Alberta

MLS # A2331851

**\$285,000**



|           |                                                                         |        |                   |
|-----------|-------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                    |        |                   |
| Type:     | Residential/Duplex                                                      |        |                   |
| Style:    | Attached-Side by Side, Bi-Level                                         |        |                   |
| Size:     | 778 sq.ft.                                                              | Age:   | 1974 (52 yrs old) |
| Beds:     | 3                                                                       | Baths: | 2                 |
| Garage:   | Off Street, Parking Pad, Single Garage Detached                         |        |                   |
| Lot Size: | 0.11 Acre                                                               |        |                   |
| Lot Feat: | Back Lane, Back Yard, Low Maintenance Landscape, Underground Sprinklers |        |                   |

|             |                  |            |     |
|-------------|------------------|------------|-----|
| Heating:    | Forced Air       | Water:     | -   |
| Floors:     | Carpet, Linoleum | Sewer:     | -   |
| Roof:       | Asphalt Shingle  | Condo Fee: | -   |
| Basement:   | Full             | LLD:       | -   |
| Exterior:   | Composite Siding | Zoning:    | R-L |
| Foundation: | Poured Concrete  | Utilities: | -   |
| Features:   | Open Floorplan   |            |     |

Inclusions: n/a

This is a great opportunity to purchase a property at an affordable price! This home has 3 bedrooms, 2 full bathrooms and A/C!!!! The large yard offers room to enjoy warm summer days and the detached garage offers a safe place for your vehicle in the winter! Schools are within walking distance, and all that is left is for you to move in!