



GRASSROOTS
REALTY GROUP

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5334 45 Avenue
Taber, Alberta

MLS # A2333710



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,075 sq.ft.	Age:	1969 (57 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Carport, Driveway, Off Street		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	Residential Single and Tw
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage		

Inclusions: NA

Beautifully updated and move-in ready, this charming home offers the perfect blend of comfort, style, and convenience. Recent renovations include a stunning new kitchen, an updated bathroom, new flooring, and modern finishes throughout, creating a fresh and inviting space you'll be proud to call home. Designed for comfortable everyday living, the functional layout features 2 bedrooms, 1.5 bathrooms, and the convenience of both main-floor living and main-floor laundry. Every update has been thoughtfully completed, allowing you to simply move in and start enjoying your new home from day one. Situated on a spacious corner lot, this property offers an abundance of outdoor space to enjoy, whether you're entertaining, gardening, or simply relaxing in your own backyard. The attached carport provides covered parking and additional flexibility, while the generous lot adds to the property's appeal. Conveniently located close to Westlake School, shopping, parks, and other everyday amenities, this home combines modern updates with a fantastic location. Whether you're a first-time buyer, looking to downsize, or searching for a move-in-ready home with space to enjoy, this property is ready to welcome you home.