



GRASSROOTS
REALTY GROUP

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5723 54 St
Taber, Alberta

MLS # A2337092



\$415,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,026 sq.ft.	Age:	1955 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Carport, RV Access/Parking, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: Shed

Welcome to this spacious and well-maintained bungalow in a fantastic Taber location, conveniently close to schools, downtown, and many of the amenities your family needs. With over 2,000 sq. ft. of developed living space, this home offers plenty of room for a growing family. The main floor features a large kitchen with an abundance of cupboard and counter space, along with plenty of room for a large dining table, making it the perfect place for family dinners and gatherings. There are two bedrooms, a full bathroom, and the convenience of main-floor laundry. The comfortable living space is complemented by central air conditioning for added comfort during the warmer months. Originally built in 1955, the home underwent a complete renovation in 1996 and has been well maintained ever since. The 9' x 20' covered front deck is a wonderful spot to relax and enjoy summer evenings. The roof was replaced in 2011 and the hot water tank was replaced in 2012. The fully developed basement adds even more living space with a spacious family room, three additional bedrooms, and another full bathroom, providing excellent flexibility for a larger family, guests, a home office, or hobbies. Outside, the large lot offers an impressive amount of parking and storage. The fully fenced yard includes a 24' x 24' detached garage, a 13' x 31' RV parking area, and a 16' x 24' carport. Whether you have vehicles, an RV, toys, or simply need extra storage, there is plenty of room to accommodate it all. With its generous living space, five bedrooms, two full bathrooms, large lot, extensive parking, and convenient location, this is a wonderful opportunity to own a family home with room to grow in the heart of Taber.