



GRASSROOTS
REALTY GROUP

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5304 56
Taber, Alberta

MLS # A2337215



\$259,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	964 sq.ft.	Age:	1945 (81 yrs old)
Beds:	2	Baths:	1
Garage:	RV Access/Parking, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Level		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Animal Home

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

Inclusions: None

Whether you are starting out, downsizing, investing or simply looking for a comfortable home in a convenient location, this is an opportunity worth seeing! Ideally located close to schools, shopping, and everyday amenities, this property combines affordability, convenience, and practicality in one great package. This well-maintained 2 bedroom, 1 bathroom home offers over 900 sq Ft of comfortable living. The attached sunroom is the perfect spot to enjoy your morning coffee and take in the day. Outside, the generous lot offers ample parking, plenty of room for an RV and additional space to enjoy the outdoors. An attached garage adds everyday convenience and valuable storage. Several important updates provide peace of mind, the high efficiency furnace and hot water tank were replaced in 2020 and the shingles are approximately eight years old. So whether you are looking for an affordable place to call home, a first-time purchase, or a solid revenue property, this charming home offers plenty of opportunity.