



GRASSROOTS
REALTY GROUP

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**4106 Heirloom Crescent
Taber, Alberta**

MLS # A2338321



\$469,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,237 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows, Wood Windows		

Inclusions: Fridge, Stove, Dishwasher, garage door opener, hood fan.

Welcome to this charming bi-level home, ideally situated on a quiet crescent. A standout feature is the inviting sunroom, offering a comfortable space to relax, enjoy your morning coffee, or entertain while overlooking the private fenced yard. The interior has been freshly painted, giving the home a clean, bright, and refreshed feel. The spacious 26' x 28' heated detached garage provides plenty of room for vehicles, storage, hobbies, or a workshop. The private fenced yard is a great outdoor space for children, pets, gardening, and summer gatherings. Located close to parks and playgrounds, this home offers convenient access to outdoor recreation and family-friendly amenities. With its fresh interior, generous detached garage, sunroom, and private yard, this bi-level home presents a great opportunity for families, first-time buyers, or anyone looking for a well-located home in a peaceful neighborhood.