



GRASSROOTS
REALTY GROUP

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5408 45 Avenue
Taber, Alberta

MLS # A2338451



\$368,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	888 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this inviting four-bedroom, two-bath home in Taber, offering comfort, efficiency, and space to grow. Featuring a bright layout with two bedrooms upstairs and two down, this home includes a warm natural gas fireplace in the basement, perfect for Alberta winters. Enjoy lower utility costs with solar panels and a newer central air system, plus newer windows. The large yard offers plenty of room for family, pets, and outdoor living. Move-in ready and packed with value.