



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5803 49 Street
Taber, Alberta

MLS # A2339752



\$440,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,175 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Off Street, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Many Trees, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher

Welcome HOME to this fully finished 4 bedroom, 3 bathroom bungalow. The spacious main floor has a bright living room with large front window for natural light, the kitchen is a functional u-shaped design that flows into your dining area and has updated cabinets and a pantry for more storage. Down the hall you'll find a generous sized primary bedroom with ensuite for your convenience. Two more bedrooms and a 3pc bathroom with walk in shower complete the main level. Head downstairs to the spacious family/games area, a 4th bedroom and a full 4pc washroom, making more space for the whole family. The back door leads to the luscious treed backyard where you'll find plenty of shade, a large garden shed for storage and a fire pit area for everyone to enjoy. The attached garage makes the perfect place to park or work on hobbies and there's a ramp at the front entrance for easy access to the home. Let's not forget how close it is to schools, elementary and high schools, kids can walk from their front door. Other extras include underground sprinklers to maintain the corner lot and A/C to keep you comfortable during the summer months. Plan to visit!