



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5007 45 Avenue
Taber, Alberta

MLS # A2345430



\$209,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	637 sq.ft.	Age:	1948 (78 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

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

Inclusions:	Fridge, Stove
-------------	---------------

Welcome to 5007 45 ave, a cozy bungalow on Taber's south side. Featuring 2 bedrooms, 1 full bathroom, vinyl windows, laminate flooring, bright kitchen and full basement awaiting your development. The large yard makes for potential for a garage or large garden! Located close to downtown, you'll enjoy easy access to grocery stores, restaurants and amenities. This home will make a great addition to a real estate portfolio, as a starter home or even if you're looking to downsize.