



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5203 42 Avenue
Taber, Alberta

MLS # A2348757



\$330,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,307 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot		

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:	Walk-In Closet(s)		

Inclusions: N/A

Welcome to 5203 42nd Ave a well-cared-for home on a desirable corner lot in Taber. Step inside to a bright main floor featuring a spacious master retreat complete with a full four piece ensuite and a generous walk-in closet. A second bedroom offers flexibility as a home office or cozy guest room, and a second full bathroom serves the main level. You'll love the convenience of the main floor laundry room, thoughtfully finished with a sink, cabinets, and direct access to the back shed. The kitchen comes fully equipped with all your essential appliances and flows nicely into a comfortable living room. Downstairs, the fully finished basement adds three more bedrooms, each with good closet space, plus a large open area that's perfect for a family room or play space. The spacious furnace room offers excellent storage and houses a newer furnace for peace of mind. Outside, enjoy a large partially covered deck, ideal for entertaining, all wrapped up by a brand new fence around the property. An insulated attached garage rounds out this move-in ready package.