



GRASSROOTS
REALTY GROUP

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5409 57 Street
Taber, Alberta

MLS # A2348783



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,165 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: Everything As is where is.

Calling all renovators, investors, and buyers looking for a project! This one-owner home, built in the 1970s, is largely original and ready for someone with a vision to give it a complete refresh. What makes this property especially appealing is the functional layout and the possibilities it offers. The main floor features three bedrooms, one and a half bathrooms, and a great layout with plenty of space to work with. Downstairs, the large basement provides even more room for future development, while the separate back entrance may offer potential for a future suite, subject to applicable approvals and requirements. Outside, the generous yard includes an established garden area, concrete patio, no rear neighbors, and plenty of space to potentially add a second garage. An attached garage and a nice location add even more value. This is a true fixer-upper, but for someone willing to put in the work, there is a lot here to work with and plenty of opportunity to make it your own. Property is being sold as is, where is.