



GRASSROOTS
REALTY GROUP

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5303 55 Street
Taber, Alberta

MLS # A2349069



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,369 sq.ft.	Age:	1939 (87 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, portable dishwasher, shed, garage door controls & opener

Close to schools! This spacious bungalow is almost 1,400 sq ft and features 2 bedrooms on the main floor with one being a large primary suite, an updated bathroom with walk in shower, an actual dining room to enjoy meals in, main floor laundry for your convenience, a large back entrance for organizing coats/jackets/backpacks and a nice sized 3rd bedroom in the basement. There's also A/C to keep you comfortable in the summer months, a metal roof on the house for low maintenance, some of the windows have been changed to pvc, out back is a detached garage for parking or hobbies and there's RV parking. It's all located just a few steps to an elementary and high school and awaits it's next family!