



**GRASSROOTS**  
REALTY GROUP

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5117 45 Avenue  
Taber, Alberta

MLS # A2349311



**\$304,900**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | NONE                   |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bungalow               |        |                   |
| Size:     | 938 sq.ft.             | Age:   | 1990 (36 yrs old) |
| Beds:     | 2                      | Baths: | 1 full / 1 half   |
| Garage:   | Double Garage Detached |        |                   |
| Lot Size: | 0.10 Acre              |        |                   |
| Lot Feat: | Back Lane, Back Yard   |        |                   |

|             |                        |            |    |
|-------------|------------------------|------------|----|
| Heating:    | Boiler                 | Water:     | -  |
| Floors:     | Ceramic Tile, Laminate | Sewer:     | -  |
| Roof:       | Asphalt Shingle        | Condo Fee: | -  |
| Basement:   | None                   | LLD:       | -  |
| Exterior:   | Composite Siding       | Zoning:    | R2 |
| Foundation: | Slab                   | Utilities: | -  |
| Features:   | See Remarks            |            |    |

**Inclusions:** Fridge, stove, Wall AC, Washer, Dryer, Window coverings

Welcome to grandmas house! No really. This is a cute little gem that is ready for a new owner. This home is all on one level. It makes it great for elderly people looking for independence, but also great for first time buyers looking for affordability! Right now the house is setup with 2 beds, and an office. But it originally had 3 bedrooms. You could add the wall back in, and make it a 3 bedroom no problem. This home has had a lot of updates over the years. The windows are all newer. The roof has been done recently. The bathroom has been updated, and they even added a half bath ensuite to the master bedroom. The backyard is so adorable! It has a shed for all of your gardening needs, as well as a cute fenced off garden. Then you also get a nice double detached garage! The home is heated entirely with in floor heating. It has a wall unit AC as well. This is one of those move-in ready types of deals! You can have a quick possession, and you don't have work to do.