



GRASSROOTS
REALTY GROUP

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5114 52 Street
Taber, Alberta

MLS # A2351851

\$280,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	978 sq.ft.	Age:	1943 (83 yrs old)
Beds:	2	Baths:	1
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s), Vinyl Windows		

Inclusions: snow blower in shed, sheds

Welcome to 5114 52 street, a charming bungalow in a convenient location. This delightful 2 bedroom, 1 bathroom home with 978 sq ft of living space is a perfect blend of modern and cozy comfort. Step inside and notice the updated vinyl plank flooring that flows throughout, into the spacious living room and dining nook with large east facing window for that morning sunshine. The kitchen has been utilized for space and storage having 2 fridges, a freezer and extra cabinets freestanding with shelving above for more room. Down the hall you'll find a conveniently placed 4 pc washroom and a nice sized bedroom. Finishing the main floor is a second bedroom, updated vinyl windows with the exception of one, modern lighting with built in fans as well. Enjoy the large yard with 2 sheds for storage, a dog run area and extra space for a pool or garden! A few extras are AC (2022), updated furnace (2022), water tank (2023). It's all located within walking distance to downtown and schools, this could be your next home!