



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5809 47 Street  
Taber, Alberta**

**MLS # A2218317**



**\$249,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	636 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Metal Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage		

**Inclusions:** Shed, fridge, stove, washer, dryer

Welcome to 5809 47 Street in Taber! This well-maintained bi-level home offers 636 square feet on the main level and is an excellent opportunity for first-time home buyers or those looking to expand their investment portfolio with a revenue property. The main floor features a large living room that provides plenty of natural light and space for relaxation. The kitchen and dining area are conveniently located on this level, offering functionality and ease of access. A comfortable bedroom and a four-piece bathroom complete the main floor. The fully developed walk-out basement adds additional living space, including two more bedrooms, one of which is a generously sized primary bedroom. A two-piece bathroom and laundry area are also located on the lower level. Outside, the property boasts a spacious backyard, perfect for a variety of outdoor uses. A front driveway provides off-street parking. Situated in a convenient location, this property is close to all the amenities Taber has to offer. Contact your favourite REALTOR<sup>®</sup>; today!