



GRASSROOTS
REALTY GROUP

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

**5809 47 Street
Taber, Alberta**

MLS # A2218317



\$259,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Metal Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	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® today!