



GRASSROOTS
REALTY GROUP

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**5810 52 Street
Taber, Alberta**

MLS # A2223783



\$315,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	996 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer/Dryer, Wheel Chair Lift

This delightful home is the perfect rental property for anyone looking for another door to own. Offering comfort, functionality, and all the essentials in one well-maintained package. With 996 sq ft of living space, the main floor features 2 spacious bedrooms and a 4-piece bathroom, making it ideal for a family. The lower level adds extra flexibility with 2 additional bedroom and 3-piece bath, perfect for guests, a roommate, or creating your own private retreat. Garage enthusiasts, take note! The massive 40x18 heated garage with alley access is a rare find—ideal for vehicles, a workshop, or additional storage. This garage has a meat cooler as well. This property is ready to welcome you. Don't miss your chance to own this great value home close to schools.