



**GRASSROOTS**  
REALTY GROUP

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**4909 72 Avenue  
Taber, Alberta**

**MLS # A2227375**



**\$349,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,017 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 75
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	DC-4
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 10 Year New Home Warranty

Step into easy stylish living in this well designed 3 bedroom, 1 bathroom home on one level. It's currently under construction and will be ready for it's very first owner soon! The open concept kitchen, living room area feature elevated ceilings that enhance the light and space. There's a side entrance off the dining for BBQ access, a pantry for extras and a coat closet adding practical storage. Whether you're a first time buyer, investor or simply looking to simplify things, this home could be for you!