



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**5334 45 Avenue  
Taber, Alberta**

**MLS # A2231066**



**\$279,000**

|                  |                     |               |                   |
|------------------|---------------------|---------------|-------------------|
| <b>Division:</b> | NONE                |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow            |               |                   |
| <b>Size:</b>     | 1,045 sq.ft.        | <b>Age:</b>   | 1970 (55 yrs old) |
| <b>Beds:</b>     | 2                   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Carport, Off Street |               |                   |
| <b>Lot Size:</b> | 0.65 Acre           |               |                   |
| <b>Lot Feat:</b> | Corner Lot          |               |                   |

|                    |                     |                   |    |
|--------------------|---------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air          | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle     | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Partial, Unfinished | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed               | <b>Zoning:</b>    | R2 |
| <b>Foundation:</b> | Poured Concrete     | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks         |                   |    |

**Inclusions:** N/A

If you are looking for an opportunity to own a home on a huge lot, this is the one. The home has 2 beds, 1 bath, main floor laundry in a great location. Just a few blocks from Westlake school, grocery store and all amenities. There is a detached garage in the corner of the lot, an attached carport for parking or an extra outdoor space to enjoy, and plenty of room to either add a shop/garage or even possibilities for investors..