



**GRASSROOTS**  
REALTY GROUP

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

**5323 56 Street  
Taber, Alberta**

**MLS # A2234468**



**\$389,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, See Remarks, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-2
<b>Utilities:</b>	-

**Inclusions:** Fridge, Stove, Dishwasher, Central A/C

Step into the perfect blend of space, comfort, and convenience in this freshly vacated home ready for its next chapter! With 3 bedrooms and 2 bathrooms on the main level, this inviting home offers a large open kitchen/dining space, perfect for hosting and a spacious living room. Patio doors lead from the dining onto a covered deck where you can enjoy shade on the sunny days. Laundry is also conveniently located on the main floor as well. Head downstairs to the large versatile rec room where you'll find a wood burning fire place to enjoy on cool nights and large windows for that natural light. Two more bedrooms and another 3pc bathroom along with ample storage space complete this basement. Enjoy the nice weather in the large yard to the east of the home all fenced in for pets and little ones who might walk across the road to the schools one day. Located on a corner lot complete with an attached heated garage, A/C, brand new shingles and fresh paint, this home is loaded with potential and value. Don't miss the chance to make it yours!