



**GRASSROOTS**  
REALTY GROUP

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**5211 51 Street  
Taber, Alberta**

**MLS # A2234777**



**\$349,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,249 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Central Air, Garage Door Opener & Remote, Blinds

Ideal location! Tucked away in a cul-de-sac sits this 5 bedroom bungalow that has a lot to offer with plenty of updates over the years. The large foyer is just the start to this great layout. With 3 bedrooms on the main floor, a full bathroom with tub and walk in shower for those who prefer and a open kitchen to dining area with large picture windows in the living room for natures light. In the complete basement you'll find 2 more bedrooms, a large family room, a second 4pc bathroom, laundry and plenty of storage! Parking in the garage or working on your latest projects will be something to look forward to and the gorgeous yard with a complete fence and fire pit area will be enjoyed with friends and family. Updates to windows, flooring, bathrooms, paint and more have been done and A/C has been installed to keep you cool. What more could you ask for under \$350,000?