



**GRASSROOTS**  
REALTY GROUP

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**4502 Heritage Place  
Taber, Alberta**

**MLS # A2235813**



**\$335,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	857 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Street Lig		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Pantry, Storage		

**Inclusions:** Fridge, Stove, OTR, B/I Dishwasher, All Blinds and Window Coverings

Tucked away in a quiet, welcoming neighborhood, this charming bungalow is the perfect blend of simplicity, comfort, and outdoor living. Whether you're a first-time buyer, downsizing, or looking for a peaceful retreat, this home offers everything you need in a compact, well-designed space. Inside, you'll find a bright and functional layout with just the right amount of space. The living area is cozy and inviting, with plenty of natural light and a relaxed, homey feel. The kitchen features all the essentials, including updated appliances and efficient storage, ideal for everyday living. The bedrooms offers a calm retreat, while the bathrooms are clean and updated with modern finishes. Every inch of the home is thoughtfully designed to maximize space and comfort. Step outside to your private fenced yard &mdash; a rare find for a home this size. Whether you're sipping morning coffee on the deck, hosting friends for a BBQ, or planting a small garden, this outdoor space is a true extension of the home. There's room for a grill, outdoor seating, and even a pet or two. This home has been lovingly cared for and updated and upgraded as needed including replacing the Poly B water lines with new Pex.