



GRASSROOTS
REALTY GROUP

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**5202 52 Street
Taber, Alberta**

MLS # A2238640



\$485,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,133 sq.ft.	Age:	1912 (113 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle, Metal

Basement: Finished, Full

Exterior: Brick

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: window coverings

2-Storey Character Home on a Corner Lot in Taber, AB Discover the charm of small-town living in this 2-storey character home on a corner lot. This home was built in 1912, and has 2,076 sq. ft. Step onto the wraparound front porch, perfect for enjoying morning coffee or relaxing in the evening. Inside, the main floor boasts a spacious kitchen with ample cabinets, generous counter space, and an eating bar—ideal for entertaining or casual meals. The adjoining dining room features large windows that fill the space with natural light, while the oversized living room has a cozy gas fireplace and an elegant bay window. A convenient half bathroom completes the main floor. A spiral staircase leads to the upper level, where you’ll find three generously sized bedrooms and a full bathroom. The primary bedroom has hidden laundry chute and plumbing to add a sink in the built-in vanity, along with more plumbing beside the vanity to start your ensuite reno. The fully developed basement offers even more living space, with a large family room, a fourth bedroom, a 3-piece bathroom, laundry area, and a dedicated storage room. Thoughtful features include two furnaces—one dedicated to the upper floor and one for the main and basement levels—as well as two laundry chutes for added convenience. Outside, enjoy a landscaped yard with a garden area. Parking and storage are no issue with both a double attached garage and a double detached garage. This one-of-a-kind home offers character, space, and functionality—all within a quiet, friendly community. Don’t miss your chance to make it yours!