



GRASSROOTS
REALTY GROUP

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**4806 60 Ave
Taber, Alberta**

MLS # A2244480



\$419,000

| | | | |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,129 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Parking Pad, RV Access/Parking, Single Garage Attached | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Rectangular Lot, Street Lighting, Underground Sprin | | |

| | | | |
|--------------------|------------------------------------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, No Smoking Home, Storage, Vinyl Windows | | |

Inclusions: Fridge, Stove, B/I Dishwasher, OTR, Washer/Dryer, Garage Door with 1 remote, Central A/C, All Blinds and Window Coverings

Welcome to this beautifully updated bungalow perfectly situated right across from Taber Christian School—an ideal location for growing families. Set on a generous 60' x 130' lot, this home offers a spacious fenced backyard with garden boxes, RV parking, alley access, a cozy firepit area, and a private back deck perfect for relaxing evenings. The yard is landscaped with flower beds, underground sprinklers in the backyard, and even air conditioning for those hot summer days. Step inside to discover modern upgrades throughout, including new vinyl plank flooring, fresh paint, updated light fixtures, and PVC windows. The bright living room features a big window and pot lights, while the stylish kitchen offers abundant cabinetry, a pantry, and included appliances: fridge, stove, built-in dishwasher, and microwave. The primary suite is impressively spacious with a 3-piece ensuite featuring a walk-in shower and a standard closet. This home has three bedrooms upstairs with laminate flooring and a beautifully renovated main bathroom with tile floors and a tiled tub surround. The basement provides a large family room with a gas fireplace, an additional massive bedroom and a 3-piece bathroom. With so many upgrades already completed, this move-in ready home offers both comfort and peace of mind. Don't miss out on this turnkey property in a prime family-friendly location.