

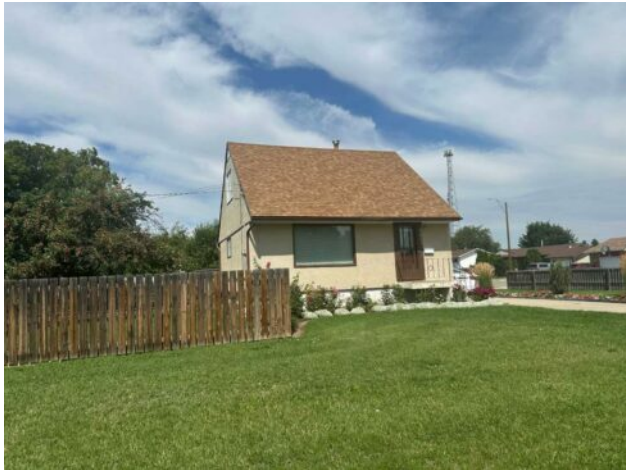


GRASSROOTS
REALTY GROUP

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**5402 57 Street
Taber, Alberta**

MLS # A2245569



\$284,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,078 sq.ft.	Age:	1948 (77 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: 2 Sheds, Large and small Freezer

Welcome to this beautifully maintained property that is below \$300K!! This home is situated on a large lot (possible opportunity to subdivide) with a breathtaking yard boasting a huge garden, lush lawn, an abundance of rose bushes, plants and loads of flowers...the landscaping is gorgeous!! The home has been lovingly cared for featuring 4 bedrooms and one bathroom. The main floor features the kitchen open to the living room, the primary bedroom, 4 piece bathroom and a large back entry finishing off the main level. There are 2 additional nice sized bedrooms upstairs. The basement is partially finished with another bedroom, tons of storage and a cold room. There is air conditioning for those hot summer days, roof was re-shingled 5 years ago and hot water tank replaced in 2023....there is nothing left to do but move in!!