



GRASSROOTS
REALTY GROUP

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5007 43 Avenue
Taber, Alberta

MLS # A2247206



\$405,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,062 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air
Floors:	Linoleum, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Separate Entrance, Sump Pump(s), Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R
Utilities:	-

Inclusions: All white shelves/ cupboards in house

An oversized, heated 24' x 28' garage, a fully developed 1,752 sq. ft. of living space, and a beautifully renovated home - this property truly has it all. The open-concept main floor is the heart of the home, designed for effortless entertaining and an easy flow between spaces. Whether hosting friends, enjoying a quiet evening by the mood-setting fireplace, or reimagining the flexible layout to suit your lifestyle, this space adapts beautifully. The primary bedroom is a private and luxurious retreat, generously sized and featuring its own separate entry, perfect for privacy, guests, or a home office setup. Over the past decade, thoughtful upgrades have elevated every corner of this property: newer cupboards, flooring, windows, shingles, electrical enhancements, a newer cement driveway, and two fully updated bathrooms. Oh and did I mention there's wiring for a Hottub?! Step outside to your own private yard, ideal for summer gatherings, backyard lounging, or just enjoying a quiet escape from the day. With quick access to major roadways, shopping, and the highway, this home delivers both convenience and comfort in one complete package. Call your favourite REALTOR[®]; and book a showing today!