



GRASSROOTS
REALTY GROUP

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**5813 54 Street
Taber, Alberta**

MLS # A2248028



\$319,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	837 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, dishwasher, OTR microwave, stove (basement), portable dishwasher, washer, dryer, shed

A great renovated starter home with walking distance to schools! This great little gem on a quiet street is the perfect place to start out and includes 2 bedrooms and a full bathroom on the main floor with another bedroom and bathroom in the basement. The basement includes a kitchen and dining area and could be used as an illegal suite with a shared laundry area. There have been many upgrades to this home in the last few years including kitchen cabinets and quartz countertops, flooring, plumbing, furnace, hot water heater, fence, electrical and more! There is ample room for parking including a long driveway, a single detached garage and RV parking off the back alley. The huge 66'x125' lot with mature trees leaves you with a massive backyard that has plenty of room for another garage, a garden, a play place or whatever you can imagine! Call your realtor and come take a look today!