



GRASSROOTS
REALTY GROUP

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**5107 53 Street
Taber, Alberta**

MLS # A2248441



\$409,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-2
Foundation:	See Remarks, Wood	Utilities:	-
Features:	High Ceilings, Open Floorplan, Suspended Ceiling, Vinyl Windows		

Inclusions: gas mower

Walking distance to Shopping as well as schools, this immaculately kept 4 bedroom 2 bathroom has much to offer. Low maintenance front landscaping with partial wrap around patio leads to a large fenced back yard with lane access. The main level features large windows in the kitchen, dining and living room allowing lots of natural light for a bright spacious feel. Large living room up as well as large family room down and den area. The largest bedroom down features double walk in closets and extra storage space under the stairs. The home is equipped with a high efficiency furnace, central A/C and a single uninsulated non heated attached garage accessible from the breezeway. Coupled with the excellent location and 4 bedrooms, this home would be a great choice for a growing family.