



GRASSROOTS
REALTY GROUP

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115, 4800 A 48 Street
Taber, Alberta

MLS # A2249956



\$299,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,318 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 752
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-4
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, B/I Dishwasher, Wall A/C Unit, Garage Door Remotes

Not often does a condo this size come up for sale!! With over 1,300 sq feet and hosting 2 bedrooms, 2 living room areas, a large kitchen, a fire place, large primary bedroom, 2 bathrooms AND 2 parking stalls! This was once the show home suite in Signature Point so it's got all the bells and whistles. Tucked away at the end of the hall you'll enter into your oasis whether your a snow bird home for the summer months or looking to downsize and have zero yard work. Storage space is no issue here with all the extra cabinetry featuring pull outs in those lower ones. Cooking up a meal will be done easily in the spacious kitchen that has an eat up bar for those quick meals and a dining space for those longer dinners. The 3 sided fireplace is an added bonus for those winter/fall days and can be seen from the kitchen, dining and living areas along with just off the living room, a bonus space used as a seating area, office or whatever is needed most. Down the hall is where you'll find the spacious 2nd bedroom with large closet space, a full 4 pc bathroom as well as the laundry area. A king sized bed and then some will fit nicely in the primary suite that hosts a walk in closet, second closet and en-suite with walk in shower for your convenience. Enjoy morning coffee or the afternoon sun on the patio overlooking the grass area on the west side. Have 2 vehicles? No worries here with 2 spots available and storage lockers with each of those as well. Signature point offers underground parking with a wash bay, common areas to enjoy visiting with neighbours or friends, a large gathering room on the second floor for those family holidays you still want to host that has a kitchen as well. Condo fees include your water, garbage, heating and amenities. If you're wanting the freedom of no yard work, no maintenance, no snow shoveling and still want space, this is it. Plan to visit!

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