



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5314 46 Street  
Taber, Alberta**

**MLS # A2250562**



**\$414,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,229 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Concrete Driveway, Garage Faces Front, Off Street, Parking Pa		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), See Remarks, Storage, Vinyl Windows, Wood Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-1
<b>Utilities:</b>	-

**Inclusions:** n/a

Quality built home, quiet street, close to schools and a large mature yard with front and rear parking are just some of the features making this home an excellent choice for a growing family. This 1229 square foot, 5 bedroom, 3 bathroom home features a large kitchen with hardwood floors, spacious living areas up and down and a large covered rear deck that leads onto the large back yard. The attached garage leads to a large basement storage room that can easily be converted to a sixth bedroom. Double concrete driveway in the front as well as 2+ parking space in the rear with lane access allows ample space for anyone needing extra parking. The home is also within easy walking distance to St. Marys and Dr. Hamman schools, saving parents the arduous task of ferrying the kids to and from school.