



GRASSROOTS
REALTY GROUP

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**5004 51 Avenue
Taber, Alberta**

MLS # A2251536



\$299,000

| | | | |
|------------------|-------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,184 sq.ft. | Age: | 1953 (72 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Landscaped | | |

| | | | |
|--------------------|-------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Fridge, Stove

What a great starter home or revenue property! Located within walking distance to downtown sits this 2 bedroom one bathroom bungalow. With 1,184 sq ft and 2 living rooms, it's just the right size. The exterior has been updated to include pvc windows, vinyl siding, new fascia, soffit and shingles. It's a cozy home on a 50'x148' corner lot with mature trees at an affordable price! Plan to visit!