



**GRASSROOTS**  
REALTY GROUP

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**5043 44 Avenue  
Taber, Alberta**

**MLS # A2253051**



**\$339,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	815 sq.ft.	<b>Age:</b>	1951 (74 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, O/R fan, Garage Fridge, washer/dryer

Don't miss this cozy and well-maintained 815 sq ft home, ideally set on a fully fenced and large landscaped lot. Combining comfort, functionality, and outdoor appeal, this property is a perfect fit for first-time buyers, downsizers, or investors. Inside, you'll find efficient living space, while outside, the covered deck offers a great spot to relax or entertain—rain or shine. The spacious yard provides ample room for gardens, kids, pets, or future expansion. A true standout feature is the 28x28 detached garage, offering endless possibilities for car enthusiasts, hobbyists, or extra storage. The stamped concrete driveway not only boosts curb appeal but also adds lasting durability.