



GRASSROOTS
REALTY GROUP

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**5052 44 Avenue
Taber, Alberta**

MLS # A2253364



\$280,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,035 sq.ft.	Age:	1948 (77 yrs old)
Beds:	3	Baths:	1
Garage:	Concrete Driveway, None		
Lot Size:	0.14 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Private, Standard Shaped Lot, Underground		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Pantry, Sump Pump(s)		

Inclusions: Fridge, Stove, OTR "as is", Dishwasher

Welcome to this beautifully updated 3-bedroom, 1-bathroom home, thoughtfully renovated to combine modern comfort with timeless charm. Every detail has been taken care of, with new windows and doors, new siding and roof, a modern kitchen with newer appliances, an updated bathroom, and fresh flooring throughout. Outside, you'll find a spectacular yard with lush landscaping. This home is nestled in a quiet neighborhood while still being conveniently close to shopping, schools, and everyday amenities. Truly move-in ready and offered at a fantastic value—don't miss the opportunity to make this home yours!