



GRASSROOTS
REALTY GROUP

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**5064 42 Avenue
Taber, Alberta**

MLS # A2254926



\$339,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,043 sq.ft.	Age:	1950 (75 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to this versatile starter home that offers plenty of potential for both homeowners and investors. The main floor features a comfortable living room and a flexible family room that could easily serve as an additional bedroom, giving you two bedrooms and a full bathroom on the main level. The fully developed basement adds even more living space with a spacious rec room, another bedroom, and a 3-piece bathroom. An attached garage provides convenience and functionality, while the large yard offers room to enjoy the outdoors. Situated on a desirable corner lot with R-2 zoning, this property presents an excellent opportunity for future development into a multi-unit dwelling—making it not only a great first home but also a smart investment.