



**GRASSROOTS**  
REALTY GROUP

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**4919 61 Avenue N  
Taber, Alberta**

**MLS # A2255136**



**\$479,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Parking Pad, RV Access/Parking, Single		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Cement Fiber Board, Stucco

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-2

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave, Washer/Dryer

Welcome to this beautifully updated home, ideally located on a peaceful cul-de-sac and sitting on a generously sized lot &ndash; perfect for families, gardeners, or those seeking extra outdoor space. This property features a detached double car garage, offering ample room for vehicles, storage, or a workshop. Inside, the home has seen numerous upgrades over the past three years, ensuring modern comfort and style throughout. Recent updates include: All new windows, new siding, soffit, and fascia for enhanced curb appeal and durability. A fully renovated kitchen, boasting contemporary finishes and fixtures perfect for cooking and entertaining. This move-in ready home offers the perfect blend of privacy, updates, and location. Don&rsquo;t miss your chance to own this gem in a sought-after neighborhood.