



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**#104, 4800 A 48 Avenue  
Taber, Alberta**

**MLS # A2257444**



**\$199,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	809 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 506
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, dishwasher, garage door remote, wall A/C unit, washer, dryer

Welcome to Signature Pointe! One of Taber's most sought-after adult communities with an unbeatable central location and full amenities. This spacious 1-bedroom, 1-bath apartment offers 800+ sq ft of open-concept living space, a west exposure overlooking the green space, and a quick occupancy. The updated flooring makes clean up easy, 4 piece bathroom, laundry and plenty of storage are the first stop's on your way in, then a large primary suite complete this home. If you've been looking to downsize, end snow shoveling and have peace of mind living, this is the spot. You'll find common areas for visiting, reading or doing puzzles, a pool table for entertainment, a large kitchen/dining area for hosting with family, extra rooms for rent when you've got a guest, a wood working shop for those special projects, secure underground parking and a car wash as well! All at a fantastic location.