



**GRASSROOTS**  
REALTY GROUP

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**4622 50 Avenue  
Taber, Alberta**

**MLS # A2259745**



**\$399,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,362 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Landscaped, Underground Sprinklers		

**Heating:** Fireplace(s), Forced Air, Natural Gas, Wood

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-2

**Utilities:** -

**Inclusions:** 2 Refrigerators; Oven; Built In Dishwasher 'as is'; Washer/Dryer; Electric garage door opener and remote; All window coverings; Underground sprinklers;

LOCATION, LOCATION, LOCATION!! This home features a charming paving stone walkway, a spacious and heated double-car garage with a workbench, and a welcoming four-step entry. The property is fully landscaped and includes underground sprinklers. Enjoy relaxing on the covered deck overlooking the scenic Taber Golf Course. Inside, you'll find two cozy bedrooms on the main level, with the primary bedroom featuring an ensuite bathroom. The home has a mix of linoleum and carpet flooring, along with main floor laundry and a warm wood fireplace. Sliding doors off the dining area lead out to the lovely covered patio. Downstairs, the basement expands your living space with a large rec area, a full three-piece bathroom, tons of storage, and room to build bedrooms if needed. The basement features a second wood-burning fireplace, ideal for entertaining. You are just steps away from everything, enjoy the scenic walking paths, tennis courts, and skate park. Homes backing onto the golf course don't come up for sale often so don't hesitate and loose out on this opportunity to make this home your own!