



GRASSROOTS
REALTY GROUP

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**5301 52 Street
Taber, Alberta**

MLS # A2261165



\$319,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Sump Pump(s)		

Inclusions: Fridge, stove, B/I microwave, B/I dishwasher, freezer, shed, washer, dryer, light fixtures

Welcoming to this charming home tucked away on a large lot within walking distance from schools and downtown. Inside you'll find an open kitchen/dining space with endless of potential. Updated lighting and appliance await the chef of the family. Follow the hardwood floor to the expansive living room, perfect for movie night and time with family. Down the hall, a 4pc bathroom and 2 bedrooms complete the main level. The fully finished lower level offers a large family room with the potential for a 4th bedroom, a gas fireplace for comfort, an oversized laundry room with freezer and shelving plus a 3pc bathroom and another bedroom. Enjoy time on the covered back deck while the kids play in the freshly fenced backyard where there's plenty of space for their toys and a garden. Having an alley also makes the perfect access for a garage or parking an RV. Whether you're looking for your first home or to downsize, this bungalow could be just what you've been waiting for. Plan to visit!