



**GRASSROOTS**  
REALTY GROUP

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**5305 56 Street  
Taber, Alberta**

**MLS # A2261701**



**\$285,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	963 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Concrete Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land		

<b>Heating:</b>	Standard, Forced Air, Hot Water
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Crawl Space, Partial, Partially Finished
<b>Exterior:</b>	Brick, Stucco, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Sump Pump(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-2
<b>Utilities:</b>	-

**Inclusions:** gas fireplace 'as is

This property boasts an excellent location and features a durable asphalt shingle roof. The exterior is enhanced by a combination of brick, wood siding, and stucco, complemented by PVC windows on the main level and original windows in the basement. A spacious front deck invites you to enjoy the outdoor space, while a concrete driveway offers convenient parking. The backyard is partially fenced and includes a large yard with ample space for building a garage. Inside, you will find three bedrooms conveniently located on the main floor. The flooring consists of laminate, carpet, and linoleum, providing a versatile and comfortable living environment. The kitchen is equipped with oak cabinets and includes a portable pantry. The main floor features a cozy gas fireplace, a full bathroom with a newer toilet and sink, and a coat closet at the entryway. The concrete basement houses a hot water tank installed in 2015 and offers plenty of crawl space storage along with cold storage options. This home is close to schools and will make great family home for a reasonable price.