



GRASSROOTS
REALTY GROUP

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

5107 53 Street
Taber, Alberta

MLS # A2262497



\$390,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,042 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	See Remarks, Wood	Utilities:	-
Features:	No Animal Home, No Smoking Home, Recessed Lighting, Vinyl Windows		

Inclusions: fridge, stove, washer, dryer, garage door opener, microwave, hood fan, curtains/blinds, AC, Window coverings

Immaculate 4-Bedroom Bungalow with Single Attached Garage This bright and spacious bungalow offers 4 bedrooms and 2 full bathrooms, thoughtfully updated and meticulously maintained. The main floor features vinyl flooring, Hunter Douglas blinds throughout, and modern kitchen drawers with convenient bottom pull-outs. Appliances are practically new, fridge, washer and dryer (6 months), stove (5 years). Downstairs, the finished basement (2020) adds generous living space with new carpet, a new shower, walk-in closet in the primary room, and ample storage. Recent updates include all upstairs windows replaced (4 yrs ago), new toilets (Dec 2024 & basement Oct 2024), HWT (April 2024), new wiring and panel, Pex plumbing, and most lights, switches, and door handles replaced. Enjoy a partial wrap-around deck, a large yard with RV parking, and room to build your dream double detached garage. Conveniently located within walking distance to schools and shopping, this home combines functionality, comfort, and charm with huge closets, abundant storage, and move-in-ready appeal.