



GRASSROOTS
REALTY GROUP

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**4913 52 Avenue
Taber, Alberta**

MLS # A2262906



\$284,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,083 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Attached Carport		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, B/I Dishwasher, Washer, Dryer, Shed

Discover this gem. Just a few blocks from schools and downtown, it's close to everything while still feeling tucked away and peaceful. With its mix of vintage character and updates, it's the kind of home you can move into now and make it even better over time. Inside, you'll find two comfortable bedrooms on the main floor and a bright living room with a large picture window that lets the natural light pour in. The hardwood floors add warmth and texture, and the kitchen/dining combo makes daily living easy and open. Downstairs, opportunity is waiting. The basement, once untouched, is now framed and taking shape. One bedroom is nearly complete (just needs flooring), and the rest is designed with flexibility in mind. Whether you imagine a cozy rec space, home office, or full basement suite with its own living area, kitchenette, and bath, the hard work has already been started for you. The shared laundry is smartly placed between levels for convenient access. Outside, the carport keeps your vehicle protected, while the generous yard offers plenty of room for outdoor projects, pets, or a thriving garden. Affordable and full of potential, this home lets you move right in and dream big. Plan to visit!