



GRASSROOTS
REALTY GROUP

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6023 51 Street
Taber, Alberta

MLS # A2263636



\$420,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,284 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home		

Inclusions: Downstairs Fridge, Gas Stove, B/I Dishwasher, B/I Microwave, All Blinds/Window Coverings, 2 garage Door Openers with 2 Remotes, Central Air, Central Vac with All attachments, Garage Shelving and Attached Work Benches

This well-maintained bungalow is perfectly located in a peaceful cul-de-sac and offers great curb appeal with new front-yard sod, a fully fenced backyard, and ample RV parking. The double detached garage will have new shingles installed before possession. Inside, hardwood floors flow through the open-concept main level, featuring a cozy wood-burning fireplace in the living room, a spacious kitchen that features a kitchen island with abundant counter space, ample cabinetry, and a convenient breakfast bar and a bright dining area. The large mud porch provides convenient storage and everyday functionality. The main floor also includes two comfortable bedrooms and a stylish five-piece Jack-and-Jill bathroom with access from both the primary bedroom and hallway. The fully finished basement adds a large family room, an additional bedroom, and a three-piece bathroom—perfect for guests or extra living space. Enjoy outdoor living under the covered patio with a privacy wall, ideal for relaxing or entertaining. This home combines comfort, charm, and convenience in an excellent location!