



GRASSROOTS
REALTY GROUP

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

**5333 44 Avenue
Taber, Alberta**

MLS # A2264902



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,027 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Stucco, Wood Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2
Utilities:	-

Inclusions: Fridge, stove, b/i dishwasher, central a/c, washer, dryer, shed, microwave

Tucked along a quiet street in Taber's south side, this 1,000+ sq ft gem strikes both comfort and practicality. From the moment you pull into the wide carport you can feel this home was built to make everyday life simpler. Step inside the front door and notice natural light pours across the bright main floor, where a cheerful living room opens to a generous sized kitchen with ample cabinetry and a dining area that's ready for everything from weekday dinners to family festivities. Two nicely sized bedrooms and a clean 4 piece bath complete the main level, giving it a nice smooth flow. Head downstairs and you'll find a welcoming lower level with two additional bedrooms, a 3 piece bath, and a great family room that feels large enough for game tables, movie nights, hobbies, or just a quiet retreat at the end of the day. Practical upgrades make the home easy to own and love: energy-efficient PVC windows, hot water on demand, a high efficiency furnace, and asphalt shingles replaced six years ago. Outside, a spacious deck anchors the backyard, now beautifully rejuvenated with fresh soil, reseeded grass, and raised garden boxes complete with drip lines for low effort growing. There's even plenty of space for a garage! Whether you're tending herbs, grilling dinner, or sitting under the stars by the fire pit, this outdoor space is ready for long summer evenings and easy care enjoyment. Plan to visit!