



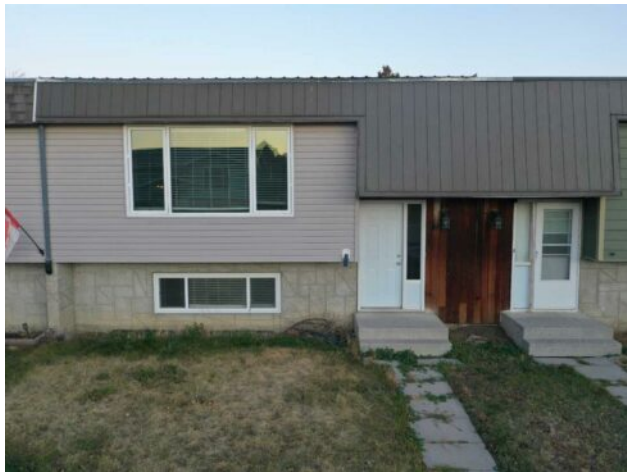
**GRASSROOTS**  
REALTY GROUP

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**5813 47 Street  
Taber, Alberta**

**MLS # A2270019**

**\$249,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	617 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, washer, dryer, central A/C, dishwasher

If you've been looking for something low-maintenance, budget-friendly, and already updated where it matters, this tidy townhome might be the one. It's not huge, but it's smart, making every square foot count with flexible living space and thoughtful upgrades already in place. This split entry unit welcomes you upstairs into a clean, refreshed main level. The kitchen was fully renovated about ten years ago and still feels current, with modern cabinetry, updated appliances (except stove), and a great use of space. Just off the kitchen, the large living room features a wide picture window that fills the space with natural light making it bright, open, and spacious. Flooring and paint have been refreshed in recent years too, creating a bright, neutral backdrop. On this level you'll also find an updated full bathroom and one comfortable bedroom. Downstairs, the layout opens up some options. A large, windowed room could serve as a family room or a third bedroom thanks to its closet and natural light. There's a second bedroom down as well plus a convenient half bath, laundry area, and the utility room. Bonus: this level includes a walk-up entrance to the backyard and rear parking. The roof was replaced in 2025, and both the furnace and central A/C were updated just 3 years ago. All the windows have been upgraded to low maintenance PVC, giving you better efficiency and long term peace of mind. Whether you're starting out, downsizing, or looking for an investment with low overhead and high practicality, it's worth a look.