



GRASSROOTS
REALTY GROUP

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**5214 38 Avenue
Taber, Alberta**

MLS # A2278719



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,411 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Skylight(s), Soaking Tub, Wood Windows		

Inclusions: Fridge, stove, dishwasher, washer, dryer, shed, solar panels. All sold as is.

Set on a quiet street at the very south end of town, this solid bungalow offers the kind of space, layout, and long term potential that's getting harder to find. With 1,411 square feet on the main level, a fully finished basement, an attached garage, and a 60-foot lot all located within walking distance to LT Westlake school, it's great for large families. Inside, the main floor follows a classic bungalow layout that remains popular for good reason. The living and dining rooms are anchored by a double sided wood burning fireplace and patio doors off the dining area lead to the rear deck and yard where you'll find a garden with raspberry and strawberry plants. The main floor has 3 bedrooms, including a generously sized primary bedroom with a 3pc en-suite featuring an updated tiled shower. A second 4pc bathroom has had a renovation started with a corner tiled shower and awaits your personal choice completion. Most of the windows on the this level have been replaced with efficient PVC ones in 2023. The large kitchen holds plenty of cabinets and has stainless steel appliances. Downstairs, the finished basement significantly extends the living space. A very large rumpus room with another fireplace, make it a flexible area for recreation, media, or hobbies. There is one large bedroom, another room currently used as an office/craft space that could be a bedroom if needed plus there's another space on the other end of the house that could be converted into a bedroom if desired. A 3pc bathroom, laundry area and storage pantry complete this level. A few other features include A/C (2009), shingles (2022), solar panels, furnace (2020) and water tank(2024). The yard has a large shed and parking for your RV or extra vehicles and it all backs onto a field rather than houses for more privacy. For buyers who understand potential and are willing to put their own stamp on a home,

this is a chance to start with space and strong bones.