



**GRASSROOTS**  
REALTY GROUP

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**4738 60 Avenue  
Taber, Alberta**

**MLS # A2283561**



**\$195,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	946 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	Res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, both "AS IS"

Here is a potential equity builder. This half duplex is situated in a very good area of Taber, and has great bones. However, it does need "love". And with enough love, this property can become a very nice home, or rental property. Although this property needs updates, the upstairs bathroom is decent; and the roof, is only approx. 5 yrs old. Currently, the home is set as a three bedrooms, but could easily be converted to a four, or even five bedroom home. The yard, again, needs love, but has plenty of potential. Priced to sell, come have a look.