



GRASSROOTS
REALTY GROUP

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4738 60 Avenue
Taber, Alberta

MLS # A2283561



\$195,000

Division: NONE

Type: Residential/Duplex

Style: Attached-Side by Side, Bi-Level

Size: 946 sq.ft. **Age:** 1976 (50 yrs old)

Beds: 3 **Baths:** 2

Garage: Off Street

Lot Size: 0.08 Acre

Lot Feat: See Remarks

Heating: Forced Air

Water: -

Floors: See Remarks

Sewer: -

Roof: Flat Torch Membrane

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Wood Frame

Zoning: Res

Foundation: Poured Concrete

Utilities: -

Features: 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.