



GRASSROOTS
REALTY GROUP

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**4209 57 Street
Taber, Alberta**

MLS # A2286258



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,018 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave

A great place to call home! Take advantage of the 4 year property tax incentive and NO CONDO FEES! PLUS if you are a first time homebuyer, you can save an ADDITIONAL \$15,000 off the list price! You need to take a look at this well thought out, brand new home located in Sunrise Estates! Located within a 1 minute walk to groceries and shopping! Complete with 2 bedrooms and 1 bathroom on the main floor, there is room to grow with space for 2 additional bedrooms, another bathroom and a large family room in the basement. Premium flooring, quartz countertops, and James Hardie fiber cement siding are just a few of the upgrades in this home, plus it has a 13'x28' attached garage, plenty big enough to park a full size pickup! This home comes with a 10 year new home warranty, vinyl fencing and all stainless steel kitchen appliances. Call your REALTOR® to take a look today! *Buyer must qualify for property tax incentive and First time homebuyer GST rebate.