



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.