



**4617 51 Avenue
Taber, Alberta**

MLS # A2287981



\$449,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,173 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2
Utilities:	-

Inclusions: N/A

Here is the one you have been waiting for. 3 bed (possibly 4) 2 bath home located close to downtown, schools, walking paths, you name it ! Very well taken care of home-plug and play. Home has had plenty of updates-starting with the kitchen. Beautiful layout, 3 beautiful big windows in the inviting living room with custom blinds that have the blackout and well as light-filtering. A beautiful space for the family to spend time. The entrance has custom cabinets that have pull-outs that make it easy to use and so many purposes. Tons of storage throughout. Basement Family room comes complete with some rock work for that rustic comfy look, and a gas fireplace to make it complete. Laundry room has a sink for the perfect laundry setup. There is an extra room in the basement has many uses, and if you put a window in it(which should be possible) could be another bedroom. The home also has an attached carport which can be used for parking, or an additional gathering space, complete with a storage room/tool shed, a large backyard with detached heated garage, as well as rear parking ! The backyard has a garden shed that looks like a cute little cottage ~ This home is ready for you and your family .