



**4921 55 Avenue  
Taber, Alberta**

**MLS # A2292240**



**\$415,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Standard Shaped Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 3 Fridges, 2 Stoves, 2 BI Dishwashers, Washer, Dryer, Deep Freeze, Electric garage door opener with one controller, window coverings

Location, Location, Location! Discover the perfect family home or revenue property. This home is just steps away from St. Mary's School, Dr. Hamman Elementary and St. Patrick's Elementary Schools. Nestled on a unique, peaceful street, within walking distance of three other schools. This spacious layout features three bedrooms on the main floor, ideal for family living, along with a beautifully overhauled four-piece bathroom and an upgraded kitchen boasting granite countertops. Recent enhancements include newer exterior siding, roof, and windows, ensuring energy efficiency, as well as an updated furnace, hot water tank, and 100 amp service for peace of mind. The illegal basement suite is equipped with new vinyl plank floors, fresh interior and exterior walls, and a modernized kitchen, complete with updated ducting, insulation, and a vapour barrier. Plus, all ten appliances are included, making your move-in seamless. With countless upgrades and a prime location, this home is not just a house—it's a foundation for memories. The current owner has lovingly maintained and upgraded this residence for over 30 years, ensuring it's ready for your family to start their next chapter. Don't miss out on this fantastic opportunity to own a beautiful family home or revenue property in a sought-after neighbourhood! Don't miss this amazing opportunity!