



**4313 53 Avenue
Taber, Alberta**

MLS # A2293019



\$549,900

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,247 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Heated Garage | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Underground Sprinklers | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Stone | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings, Walk-In Closet(s) | | |

Inclusions: Fridge, stove, B/I dishwasher, OTR microwave, R/I Vac, U/G sprinklers, washer, dryer, garage door opener, & 2 remotes, permanent exterior LED lighting

Don't wait! This 1247 sqft bungalow is located in Taber's Westview Estates, just steps from a walking path, the golf course and the hospital. As you enter the home, you'll notice the bright openness starting with the large entrance that has access to the heated garage. Moving upstairs to the smooth flowing main floor where the heart of the home is, the kitchen. With plenty of light colored cabinetry, dark granite counter tops and a pantry for all the extras. Opening up to the dining and living room areas make entertaining simple. Around the corner is the primary bedroom with tray ceiling, large windows for natural light, access to the back deck, a 4 pc en-suite and walk in closet. A second bedroom and another full bathroom complete the main level. Downstairs is a family room with high ceilings allowing for large windows, 3 bedrooms and a third 4pc bathroom. To top it off, this home has the extras like a dog run, A/C, built in exterior LED lights, deep bedroom closets, underground sprinklers in the front and back, a gas fireplace, built in sprinkler system, fenced yard with trees and it's all in a great neighbourhood.