



**4812 57 Avenue  
Taber, Alberta**

**MLS # A2294922**



**\$304,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	929 sq.ft.	<b>Age:</b>	1948 (78 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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:** Fridge, stove, dishwasher, washer, dryer, microwave, swing set, central A/C

This affordable 1.5 storey home is cute, cozy and won't last! On the main floor you'll find an open concept flow from the living and dining spaces to the kitchen with plenty of cabinets. There's also a bedroom and 4pc bathroom to complete that level. Upstairs are two bedrooms with hardwood flooring and the basement has a family room, laundry and storage space along with the potential for a second bathroom. A few other upgrades have been done and include pvc windows(2019), vinyl plank flooring, A/C(2020), electrical panel, hot water tank (2025), shingles (2019), fence and back deck (2019). Plus it's just around the corner from schools! Don't wait.