



**5502 45 Avenue
Taber, Alberta**

MLS # A2303973



\$389,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,386 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating: Forced Air, Natural Gas

Water: Public

Floors: Laminate, Linoleum, Tile

Sewer: Sewer

Roof: Asphalt

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco, Wood Siding

Zoning: R-2

Foundation: Poured Concrete

Utilities: -

Features: Laminate Counters

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave

This 1386 sq ft home has all the features that a growing family needs. The main floor features an updated kitchen with a large eating area, the living room hosts a brick wood burning fireplace. Down the hall there are 3 bedrooms, one being a large primary with 2 pc en-suite, as well as a 4pc main bath and a bonus, main floor laundry! The lower level hosts a huge family room with lots of space for games tables and entertaining friends and family, 2 large bedrooms plus a storage room complete the basement. This home has gone through loads of upgrades over the years including some flooring, hot water tank, HE furnace, bathrooms, shingles, basement bedrooms now have egress windows and more. Park in the attached garage on the 75'x125' lot with space for your holiday trailer or toys. The location is great as it has easy access to everything and is nestled in by large trees to keep your privacy and to keep your home cool in the summer.