



**5214 43 Avenue
Taber, Alberta**

MLS # A2156556



\$285,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	625 sq.ft.	Age:	1954 (70 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Cement Fiber Board, Wood Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, microwave, washer/dryer, window coverings, hood fan, window A/C, Sheds x2

Step into this beautifully renovated 2-bedroom, 1-bathroom gem, where every detail has been meticulously upgraded to provide a modern, move-in-ready experience. From top to bottom, this home exudes quality and style, making it the perfect haven for those looking for a worry-free lifestyle. The heart of the home, the kitchen, has been completely overhauled with new oak cabinets, backsplash, countertops, flooring, tiles, and a deluxe hood fan. All interior doors, casings, baseboards, and light fixtures have been replaced, and the walls have new paint. The entire electrical system has been modernized, including new switches, grounded outlets, and a whole-home surge protector installed on the new 100-amp breaker box. The bathroom is a true sanctuary with a new deluxe standup shower, sink, toilet, tiles, and a quiet exhaust fan with a timer. Brand new high-quality PVC windows flood the home with natural light, and new flooring runs throughout, giving the space a cohesive, contemporary feel. Stay cozy with a new furnace and ductwork, and enjoy the convenience of a new washing machine. Moving to the exterior, which is as impressive as the interior, it has new roof sheathing and shingles, durable hardy board siding, new soffit, and parging. All exterior walls have been soundproofed and insulated for added comfort and peace of mind. Step outside to your own private oasis, featuring mature trees, a fence and complete with spacious deck, and a beautifully landscaped yard that's perfect for relaxing or entertaining. A new asphalt driveway adds to the home's curb appeal, and a professional security system with three 5k night vision cameras (no subscription fee) ensures your peace of mind. This home is truly the definition of "move-in ready" – a stylish, efficient retreat that offers comfort and modern amenities at every turn. Don't miss your chance

to see all that this exceptional property has to offer! Call your REALTOR®,, and book a showing today!