



**4009 Heritage Drive  
Taber, Alberta**

**MLS # A2158696**



**\$339,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,186 sq.ft.	<b>Age:</b>	1986 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** NONE

This 4 bedroom, 3 bath home is a must see!! Nestled in desirable Heritage Estates and conveniently located close to the park is this 1186 square foot bi-level home. The home features a great kitchen that opens up to the dining room with access to the deck and backyard. The main floor has a nice sized living room, 2 bedrooms, with the primary bedroom hosting a walk in closet and ensuite. Downstairs, you will find a spacious family room, 2 additional bedrooms, laundry room and lots of storage. To add to all of this, is an attached single garage, ample space in the backyard to enjoy with family and friends and air conditioning. The home needs updates but guaranteed that when completed, you will have a breathtaking property.