



5309 38 Avenue S
Taber, Alberta

MLS # A2175307



\$299,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	947 sq.ft.	Age:	1994 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers, Rectangular Lo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, See Remarks		

Inclusions: Fridge, stove, dishwasher, hood fan

Start here! If you're looking to add to your investment portfolio or a starter home, look at this 4 bedroom, 3 bath half duplex located on a quiet street at the edge of town. With off street parking, a nice sized yard hosting a large garden space and a shed for all that outdoor storage in a fully fenced yard is just the beginning. The upper floor hosts a well-appointed kitchen, dining and living room spaces. There's a patio door off the dining to the front balcony where you can enjoy a quiet morning coffee and tending to full sun plants. Preparing meals is a breeze in the updated kitchen with stainless appliances, ample counter top space and fun light fixtures. Comfortably enjoy family time in the living room with natural light through the large front window. Finishing the main floor is a full updated 4 pc bathroom, the primary suite with convenient 2pc ensuite and a second bedroom. The finished basement offers 2 more nice sized bedrooms, a 3pc bathroom and family room where you'll enjoy movie nights. In the furnace room is where you'll find the laundry tucked away along with storage space which is always needed. There's also central air for ultimate comfort on warm days, underground sprinklers for simple yard care and stucco exterior for low maintenance. Plan to visit!