



**5210 51 Street  
Taber, Alberta**

**MLS # A2179289**



**\$350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,282 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Lawn, Garden, Landscaped, Underground		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stone, Stucco	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s)		
<b>Inclusions:</b>	Fridge, Stove, B/I Microwave, B/I Dishwasher, Moveable Island, Central Vac(as is), Washer/Dryer, Central Air, Storage Shed, Garden boxes x2		

Stunning Home in a Quiet Cul-de-Sac. This remarkable residence is situated in a tranquil cul-de-sac, within walking distance to numerous schools in Taber. Its exterior boasts an array of exceptional features, including underground sprinklers, an updated exterior that exudes breathtaking curb appeal, and well-maintained landscaping, as depicted in the accompanying photos. The property also offers convenient carport access at both the front and back, along with alley access to the RV parking pad that extends seamlessly from the rear of the lot to the front, complemented by a double gate. Occupying an expansive 8,000 sq. ft. lot, this home provides ample space for the construction of a detached garage. The backyard features a covered area, perfect for entertaining guests and enhancing outdoor living enjoyment. Upon entering the home, you'll find a series of tasteful updates, including new flooring, paint, and trim, creating a welcoming atmosphere. The open-concept kitchen is designed with a spacious dining area, while the living room offers generous space, ideal for cherished family gatherings. The main floor comprises three bedrooms and an updated four-piece bathroom. Venturing into the basement, you are welcomed by a versatile play area, which can also function as a fantastic family room. This home is equipped with abundant storage solutions, including a large laundry room housing the sump pump and electrical panel. Additionally, there is a fourth bedroom in the basement, accompanied by an updated three-piece bathroom. A sizable storage area adjacent to the kids' play area presents the potential to convert this residence into a five-bedroom home. To further enhance comfort during hot summer months, the owner has installed central air conditioning. This property truly reflects pride of ownership and has been a cherished family home for the

current owners. Do not miss this opportunity to acquire a beautiful residence in a sought-after area of Taber, conveniently located near schools.