



**4199 Sunrise Crescent
Taber, Alberta**

MLS # A2184937



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	968 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped		

Heating: Forced Air

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows

Inclusions: Kids Play Structure, TV Wall Mounts, Smart Control for Lights and Thermostat, Shed

This warm and inviting family home offers the perfect blend of comfort and value. Step inside and discover 2 bedrooms up and 1 bedroom downstairs, as well as 2 full baths. The home is in immaculate condition boasting a functional kitchen with stainless steel appliances, butcher block countertops and a beautiful island. You'll also find an ample sized dining room open to the living room. The basement is home to a huge family room with big windows offering lots of light, the other bedroom and a bonus room that is being used as an office/playroom but if another bedroom is needed, it will be easy to renovate. Another great feature of this home is the walk up basement that leads to a beautiful backyard. Whether you are a first time homebuyer or wanting to downsize, this affordable family room is just PERFECT!! The location is pretty awesome too....there is new development galore offering shopping and restaurants that is within walking distance!