



GRASSROOTS
REALTY GROUP

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**5615 46 Street
Taber, Alberta**

MLS # A2210502



\$484,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,176 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Landscaped, No Neighbours Behind, Underground Sprinklers		

Heating:	Forced Air
Floors:	Carpet, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, 2 Garage Door Openers & Remotes, Blinds, Curtains & Rods, Central Vac, U/G Sprinklers(Front & Back)

Location, location!! This 1,176 bungalow is on a quiet street and backs onto a green space with a park for the littles! Let the beautiful curb appeal draw you in with the exposed aggregate driveway and sidewalk to the rock siding on the attached garage. The yard is fully fenced with cinder block on the back and sides so you don't need to worry about painting, staining or replacing boards. Once inside you'll notice the modern updates such as light fixtures, flooring and paint. Enjoy the spacious living room with plenty of natural light and the kitchen/dining spaces are open to each other making family meals or entertaining, simple. The white cabinetry with dark counter tops compliment each other nicely and the patio doors lead to a covered deck where you can enjoy days out of the sun and rain. To finish off the main floor, you'll find a 4pc bathroom, storage closets and 3 bedrooms, one being the primary with an updated 2pc en suite. Downstairs the large windows allow plenty of daylight into the spacious family room, a games area and a large 4th bedroom. A 3pc bathroom, fantastic storage space and laundry area complete the basement. A few more features include a paved brick space perfect for a pool or hot tub, a greenhouse to get seedlings started, a brick fire pit area for evening marshmallow roasts, a double heated garage, RV parking and underground sprinklers. The list of features is endless, so don't wait, plan to visit!