



**GRASSROOTS**  
REALTY GROUP

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5124 42 Avenue  
Taber, Alberta

MLS # A2212392



**\$330,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	948 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in		

**Inclusions:** Fridge, Stove, BI Dishwasher

This well-built home features, stunning hardwood floors and updated kitchen. Currently tenant-occupied, it presents a fantastic opportunity as a rental investment or a perfect starter home. The lower level is framed, with plumbing and electrical already in place—offering a blank canvas for you to finish according to your own style and needs. Whether you're looking to create additional living space, a rental suite, or a custom retreat, the possibilities are wide open.