

4221 57 Street  
Taber, Alberta

MLS # A2266615



## \$399,900

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | NONE                   |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | Bungalow               |               |                  |
| <b>Size:</b>     | 1,001 sq.ft.           | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Single Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.09 Acre              |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                  |

|                    |                 |                   |     |
|--------------------|-----------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl Plank     | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | See Remarks     | <b>Zoning:</b>    | R-2 |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Quartz Counters |                   |     |

**Inclusions:** Fridge, Stove, OTR microwave, Dishwasher

A great place to call home! Take advantage of the 4 year property tax incentive and NO CONDO FEES! You need to take a look at this well thought out, brand new home located in Sunrise Estates! Located within a 1 minute walk to groceries and shopping! Complete with 2 bedrooms and 1 bathroom on the main floor, there is room to grow with space for 2 additional bedrooms, another bathroom and a large family room in the basement. Premium flooring, quartz countertops, and James Hardie fiber cement siding are just a few of the upgrades in this home, plus it has a 13'x28' attached garage, plenty big enough to park a full size pickup! This home comes with a 10 year new home warranty, vinyl fencing and all stainless steel kitchen appliances. Call your REALTOR® to take a look today!