

**5813 50 Street  
Taber, Alberta**

**MLS # A2281684**

# \$384,900



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,046 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Converted Garage, Single Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Few Trees, Landscaped, Lawn		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-2
<b>Utilities:</b>	-

**Inclusions:** N/A

Discover this beautiful 3-bedroom, 2-bathroom bungalow nestled in the vibrant community of Taber. An excellent choice for families, this home features three spacious bedrooms on the main floor. The main floor showcases a bright and functional kitchen complete with a charming coffee bar, a comfortable dining area, and a cozy living room highlighted by a stunning navy blue feature wall that adds character and warmth. You'll also find a full 4-piece bathroom conveniently located on this level. Step downstairs to find a large family or recreation room, perfect for entertaining or relaxation, along with another bathroom that includes laundry facilities and a bonus room that could be converted to a fourth bedroom. Ample storage is available throughout the home. Outside, the expansive backyard is ideal for summer BBQs and offers plenty of space for children to play. The property sits on a generously sized lot, providing the potential to build a garage in the back if desired. Additionally, a shed offers convenient storage for your lawn and garden tools. Don't miss out on this fantastic opportunity! Contact your favorite agent to schedule a showing today.