

4738 60 Avenue
Taber, Alberta

MLS # A2283561



\$195,000

Division:	NONE	
Type:	Residential/Duplex	
Style:	Attached-Side by Side, Bi-Level	
Size:	946 sq.ft.	Age: 1976 (50 yrs old)
Beds:	3	Baths: 2
Garage:	Off Street	
Lot Size:	0.08 Acre	
Lot Feat:	See Remarks	

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	Res
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	Fridge, Stove, both "AS IS"		

Here is a potential equity builder. This half duplex is situated in a very good area of Taber, and has great bones. However, it does need "love". And with enough love, this property can become a very nice home, or rental property. Although this property needs updates, the upstairs bathroom is decent; and the roof, is only approx. 5 yrs old. Currently, the home is set as a three bedrooms, but could easily be converted to a four, or even five bedroom home. The yard, again, needs love, but has plenty of potential. Priced to sell, come have a look.