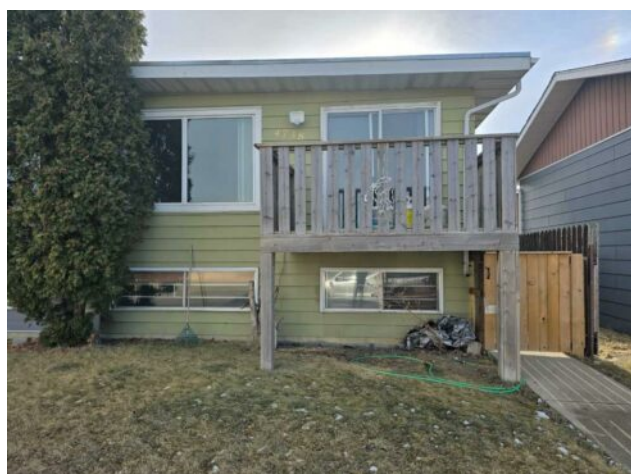


4738 60 Avenue  
Taber, Alberta

MLS # A2283561

# \$195,000



<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	Res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.