

4213 57 Street
Taber, Alberta

MLS # A2284741



\$399,900

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

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

Inclusions: Fridge, Stove, Dishwasher, OTR Microwve

A great place to call home! Take advantage of the 4 year property tax incentive and NO CONDO FEES! PLUS if you are a first time homebuyer, you can save an ADDITIONAL \$15,000 off the list price! 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! *Buyer must qualify for property tax incentive and First time homebuyer GST rebate.