

5314 46 Street
Taber, Alberta

MLS # A2250562



\$414,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,229 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Concrete Driveway, Garage Faces Front, Off Street, Parking Pa		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Storage, Vinyl Windows, Wood Windows		

Inclusions: n/a

Quality built home, quiet street, close to schools and a large mature yard with front and rear parking are just some of the features making this home an excellent choice for a growing family. This 1229 square foot, 5 bedroom, 3 bathroom home features a large kitchen with hardwood floors, spacious living areas up and down and a large covered rear deck that leads onto the large back yard. The attached garage leads to a large basement storage room that can easily be converted to a sixth bedroom. Double concrete driveway in the front as well as 2+ parking space in the rear with lane access allows ample space for anyone needing extra parking. The home is also within easy walking distance to St. Marys and Dr. Hamman schools, saving parents the arduous task of ferrying the kids to and from school.