



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

6017 57 Street
Taber, Alberta

MLS # A2244458

\$499,900



Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,620 sq.ft.	Age:	1986 (39 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Laminate Counters, No Smoking Home, Pantry, Solar Tube(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, B/I Dishwasher, Central A/C, 2 Garage Door Openers, and 2 Remotes, All Blinds/Window Coverings, Hot Tub

Welcome to this stunning 1,620 sq ft family home, thoughtfully designed with space, comfort, and functionality in mind. From the moment you step inside, the open-concept layout offers a warm and inviting atmosphere, perfect for everyday living and entertaining. The main floor features: 3 spacious bedrooms, including a primary suite with a 2 piece ensuite bathroom, A bright, open-concept living room, A terrific kitchen with ample counter space and a generous dining area, a 4pc bathroom with a jetted tub and a linen closet for convenience, The lower level is equally impressive with: 2 additional bedrooms, a 4-piece bathroom and a huge family room—ideal for movie nights, gatherings, or a kids' play area, Recent updates include: Newer flooring in key areas, PVC windows installed in 2024, New hot water tank (2024), New siding for enhanced curb appeal and efficiency, Bonus Features: Attached double garage (21' x 25.6'), Detached super single garage in the backyard (17'x25')—great for a workshop or extra storage, Multiple outdoor sitting areas for relaxing or entertaining, This home not only offers fantastic eye appeal, but it's also located in a quiet, desirable neighborhood—ideal for families or anyone seeking a peaceful, welcoming environment. Don't miss the chance to make this amazing property your new home.