

**5064 42 Avenue**  
**Taber, Alberta**

**MLS # A2254926**



**\$339,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                   |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,043 sq.ft.           | <b>Age:</b>   | 1950 (75 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |                                              |                   |     |
|--------------------|----------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Linoleum                                     | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Partial, Partially Finished                  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Wood Frame                         | <b>Zoning:</b>    | R-2 |
| <b>Foundation:</b> | Poured Concrete                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home, See Remarks |                   |     |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to this versatile starter home that offers plenty of potential for both homeowners and investors. The main floor features a comfortable living room and a flexible family room that could easily serve as an additional bedroom, giving you two bedrooms and a full bathroom on the main level. The fully developed basement adds even more living space with a spacious rec room, another bedroom, and a 3-piece bathroom. An attached garage provides convenience and functionality, while the large yard offers room to enjoy the outdoors. Situated on a desirable corner lot with R-2 zoning, this property presents an excellent opportunity for future development into a multi-unit dwelling—making it not only a great first home but also a smart investment.