



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**5202 44 Avenue**  
**Taber, Alberta**

**MLS # A2259144**



**\$309,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	926 sq.ft.	<b>Age:</b>	1948 (77 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Separate Entrance, Sump Pump(s)		

**Inclusions:** none

Welcome to this charming bungalow in the heart of Taber, offering both affordability and comfort. With 926 sq. ft. of living space, this 2-bedroom, 1-bathroom home is ideal for those looking to downsize, invest, or step into their very first property. Inside, you'll find a bright and inviting main floor where the living room, dining area, and kitchen flow together seamlessly. The home has been thoughtfully updated over the years with new electrical on the main floor, fresh paint, updated flooring, blinds, a newer vanity and toilet, and a hot water tank installed in 2018. Even the sump pumps have been updated—peace of mind included, the roof has also been scheduled to be replaced. The lower level provides laundry and extra storage, keeping the main floor clutter-free. Step outside to enjoy a generous backyard featuring mature trees, a firepit, and a covered concrete pad—perfect for shade in the summer or a cozy spot to unwind in the evenings. And yes, there's central air conditioning to keep you cool during Southern Alberta's hot summers. The property also comes with a single detached garage and off-street parking. Located on a corner lot, the home enjoys extra yard space, privacy, and convenient access to local amenities including parks, schools, and shopping.