

\$385,000 - 6018 52 Street, Taber

MLS® #A2148353

\$385,000

4 Bedroom, 4.00 Bathroom, 1,512 sqft

Residential on 0.23 Acres

NONE, Taber, Alberta

Very well kept home a must to see!! This home has been lovingly taken care of by the owners. New roof, newer siding, newer faux rock, front composite deck, pvc windows, soffits and fascia, single attached garage with attached mud room and new storage room. 2 concrete driveways plus gravel driveways in the front. On the main floor you will find a great working kitchen with cook top and double ovens with beautiful oak cupboards. 3 bedrooms on the main floor, Master Bedroom has a 2 pce. bath, large walk in closet with organizers, other smaller closet and linen closet. In the basement you will find 2 suites that has a tenant that would love to stay. Basement suite has 2 bedrooms, kitchen, wet bar area, living room, family room, one 4pce bathroom. The other suite has a 3 pce. bathroom, living room, 1 bedroom, kitchen and shared laundry for both bottom suites. There is a boiler system for the entire home which supplies everything for the two furnaces (one for upstairs and one for basement), water, 2 air exchangers and floor heat in areas of the upstairs. Roxul Insulation has been installed for a great sound barrier between upstairs and downstairs. In the back yard you will find a very attractive yard with a good size patio area for your entertaining needs and a new back fence. There is a 912 sq ft heated shop in the back yard with high ceilings with a possibility to place a lift for those treasured vehicles, and a great workshop for all your projects also lots of gravel parking in the backyard. The front gate



and back maintenance free fence are brand new This home is priced to sell so don't wait to come look because it wont last long as this is a great revenue property (1 legal suite & 1 Illegal suite) or a great place to live with renters helping you pay your mortgage.

Built in 1953

Essential Information

MLS® #	A2148353
Price	\$385,000
Sold Price	\$385,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,512
Acres	0.23
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6018 52 Street
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 1J7

Amenities

Parking Spaces	11
Parking	220 Volt Wiring, Concrete Driveway, Garage Door Opener, Garage Faces Rear, Off Street, On Street, Quad or More Detached, Single Garage Attached, Workshop in Garage

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Other
Heating	Boiler, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Standard Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2024
Date Sold	July 19th, 2024
Days on Market	9
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills South Real Estate
----------------	--

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.