

5046 41 Street
Taber, Alberta

MLS # A2307541



\$390,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,097 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Irregular Lot, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this well-maintained 1/2 duplex offering a perfect blend of comfort, functionality, and location. Featuring 2+2 bedrooms and 3 full bathrooms, this home provides plenty of space for families, guests, or a home office setup. The main level offers a bright and inviting layout, complemented by a practical pantry in the kitchen for added storage and convenience. Downstairs, you'll find two additional bedrooms and a full bathroom—ideal for growing families or extra living space. Step outside to enjoy a fully fenced yard, perfect for kids, pets, or entertaining. The deck provides a great spot for summer barbecues or relaxing evenings. Additional highlights include an attached single garage and a location that puts you close to amenities, parks, walking trails and the hospital. A fantastic opportunity in a desirable area—don't miss your chance to call this home! (More pics coming soon)