

# \$839,000 - A & B, 25 & 29 Sage Bush Avenue, Taber

MLS® #A2264292

**\$839,000**

0 Bedroom, 0.00 Bathroom, 984 sqft

Multi-Family on 0.06 Acres

NONE, Taber, Alberta

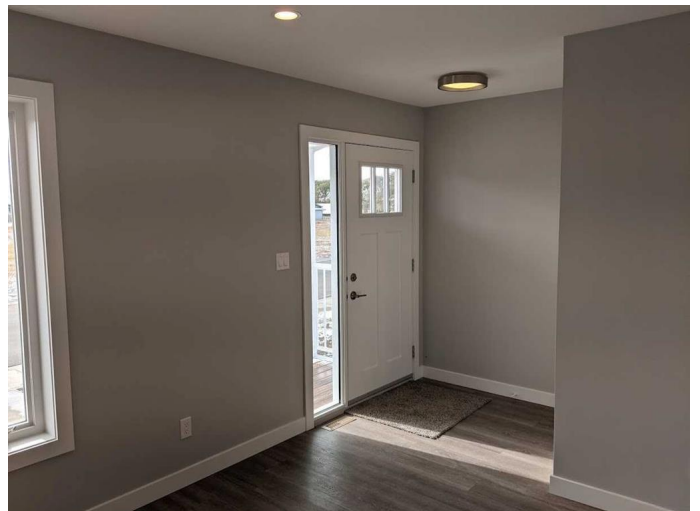
Attn: Investors!! Fantastic 4-plex For Sale in the up and coming town of Taber!!! Just about 5 years old and with a full house. Very good, hard working and dependable set of tenants currently in every unit. Stainless steel appliances, quartz countertops, vinyl plank in each unit and with its own mechanical room. The basement suites are legal and also with its own mechanical. Double driveways for each unit. Currently, the water, sewer and waster are included with the rents, but future landlord can opt to have tenants pay for ALL their own utilities. Top units are currently renting between 1,400 - 1,450 and basement between 1,300 - 1,350. Call your favorite Realtor to schedule your private viewing.

Built in 2021

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2264292               |
| Price          | \$839,000              |
| Bathrooms      | 0.00                   |
| Square Footage | 984                    |
| Acres          | 0.06                   |
| Year Built     | 2021                   |
| Type           | Multi-Family           |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

## Community Information



|             |                                 |
|-------------|---------------------------------|
| Address     | A & B, 25 & 29 Sage Bush Avenue |
| Subdivision | NONE                            |
| City        | Taber                           |
| County      | Taber, M.D. of                  |
| Province    | Alberta                         |
| Postal Code | T1G 0E8                         |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Electricity Available, Natural Gas Available, Sewer Available, Water Available |
| Parking Spaces | 6                                                                              |
| Parking        | Alley Access, Front Drive, Off Street                                          |

### Interior

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Appliances   | Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator |
| Heating      | Central, Natural Gas                                                          |
| Cooling      | Central Air                                                                   |
| Has Basement | Yes                                                                           |
| Basement     | Full                                                                          |

### Exterior

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 22                 |
| Zoning         | R-2                |

### Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Braemore Management |
|----------------|---------------------|

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