

# \$389,900 - 5323 56 Street, Taber

MLS® #A2234468

**\$389,900**

5 Bedroom, 3.00 Bathroom, 1,352 sqft

Residential on 0.17 Acres

NONE, Taber, Alberta

Step into the perfect blend of space, comfort, and convenience in this freshly vacated home ready for its next chapter! With 3 bedrooms and 2 bathrooms on the main level, this inviting home offers a large open kitchen/dining space, perfect for hosting and a spacious living room. Patio doors lead from the dining onto a covered deck where you can enjoy shade on the sunny days. Laundry is also conveniently located on the main floor as well. Head downstairs to the large versatile rec room where you'll find a wood burning fire place to enjoy on cool nights and large windows for that natural light. Two more bedrooms and another 3pc bathroom along with ample storage space complete this basement. Enjoy the nice weather in the large yard to the east of the home all fenced in for pets and little ones who might walk across the road to the schools one day. Located on a corner lot complete with an attached heated garage, A/C, brand new shingles and fresh paint, this home is loaded with potential and value. Don't miss the chance to make it yours!

Built in 1980

## Essential Information

MLS® #	A2234468
Price	\$389,900
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,352
Acres	0.17
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	5323 56 Street
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 1L8

### **Amenities**

Parking Spaces	3
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, See Remarks, Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	16
Zoning	R-2

## Listing Details

Listing Office      RE/MAX REAL ESTATE - LETHBRIDGE (TABER)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.