

\$435,000 - 5406 44a Street, Taber

MLS® #A2244171

\$435,000

3 Bedroom, 3.00 Bathroom, 1,984 sqft
Residential on 0.11 Acres

NONE, Taber, Alberta

Welcome to this beautifully built semi-detached home in the desirable Westview area of Taber. With nearly 2,000 square feet of living space above ground, this family-sized home offers both functionality and room to grow. The main floor features a spacious kitchen and dining area—perfect for gatherings—along with a convenient 2-piece bath and a cozy office nook near the front entrance. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and full ensuite, plus another full bathroom for added convenience. A concrete party wall between units provides excellent soundproofing, giving you the quiet and privacy you expect from a single-family home. The basement is roughed in for a bathroom and remains an open canvas ready for your personal touch. This home offers space, comfort, and lasting value in a great neighborhood.

Built in 2024



Essential Information

MLS® #	A2244171
Price	\$435,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,984
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	5406 44a Street
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 0G1

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	July 29th, 2025
Days on Market	12
Zoning	R-2

Listing Details

Listing Office	REAL BROKER
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