

# \$309,900 - 4930 52 Avenue, Taber

MLS® #A2254279

**\$309,900**

2 Bedroom, 2.00 Bathroom, 1,528 sqft

Residential on 0.15 Acres

NONE, Taber, Alberta

This home has seen many upgrades, including new wiring, plumbing, stairs, roof, and framing. Located close to schools and shopping, it sits on a spacious lot with a large shed that can be converted back to a single detached garage. Enjoy the charm of a covered front porch, along with newer fascia and gutters, some updated windows, and a paved driveway. The yard is beautifully landscaped, fully fenced, and offers spacious rear parking as well as a generous backyard with new concrete sidewalks. Inside, you'll find updated electrical, modern light fixtures, new doors and trim, windows, both bathrooms, kitchen cabinets and island, new appliances, newly built stairs and handrails, high efficiency furnace, hot water tank and flooring though out. This home has had a complete over hall and is move in ready!!

Built in 1910

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2254279  |
| Price          | \$309,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,528     |
| Acres          | 0.15      |
| Year Built     | 1910      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Detached          |
| Style    | 1 and Half Storey |
| Status   | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4930 52 Avenue |
| Subdivision | NONE           |
| City        | Taber          |
| County      | Taber, M.D. of |
| Province    | Alberta        |
| Postal Code | T1G 1H6        |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Sump Pump(s) |
| Appliances        | Other                                            |
| Heating           | High Efficiency                                  |
| Cooling           | Central Air                                      |
| Has Basement      | Yes                                              |
| Basement          | Partial, Partially Finished                      |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                    |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Composite Siding, Wood Siding                                                                   |
| Foundation        | Poured Concrete                                                                                 |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 9                   |
| Zoning         | R-2                 |

### 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.