

# \$309,900 - 5202 44 Avenue, Taber

MLS® #A2259144

**\$309,900**

2 Bedroom, 1.00 Bathroom, 926 sqft

Residential on 0.14 Acres

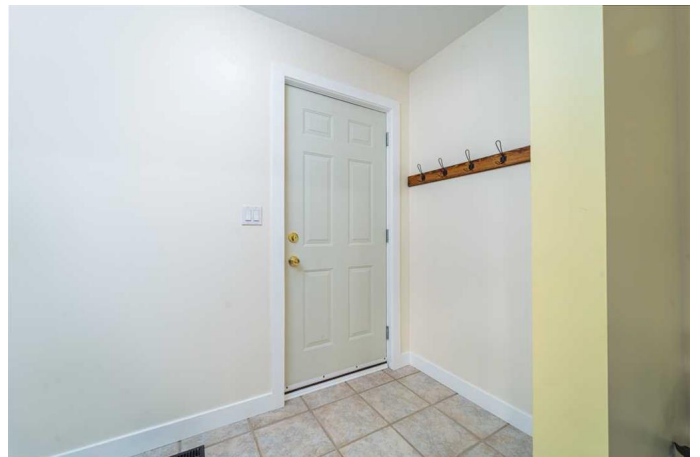
NONE, Taber, Alberta

Welcome to this charming bungalow in the heart of Taber, offering both affordability and comfort. With 926 sq. ft. of living space, this 2-bedroom, 1-bathroom home is ideal for those looking to downsize, invest, or step into their very first property.

Inside, youâ€™ll find a bright and inviting main floor where the living room, dining area, and kitchen flow together seamlessly. The home has been thoughtfully updated over the years with new electrical on the main floor, fresh paint, updated flooring, blinds, a newer vanity and toilet, and a hot water tank installed in 2018. Even the sump pumps have been updatedâ€”peace of mind included, the roof has also been scheduled to be replaced.

The lower level provides laundry and extra storage, keeping the main floor clutter-free. Step outside to enjoy a generous backyard featuring mature trees, a firepit, and a covered concrete padâ€”perfect for shade in the summer or a cozy spot to unwind in the evenings. And yes, thereâ€™s central air conditioning to keep you cool during Southern Albertaâ€™s hot summers.

The property also comes with a single detached garage and off-street parking. Located on a corner lot, the home enjoys extra yard space, privacy, and convenient access to local amenities including parks, schools, and shopping.



Built in 1948

## Essential Information

MLS® #	A2259144
Price	\$309,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	926
Acres	0.14
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5202 44 Avenue
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 1B5

## Amenities

Parking Spaces	5
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Laminate Counters, Open Floorplan, Separate Entrance, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Fire Pit
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Lot Description	Back Lane, City Lot, Corner Lot, Lawn, Level
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Block

### **Additional Information**

Date Listed	September 30th, 2025
Days on Market	1
Zoning	R2

### **Listing Details**

Listing Office	REAL BROKER
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