

# \$285,000 - 5305 56 Street, Taber

MLS® #A2261701

## \$285,000

3 Bedroom, 1.00 Bathroom, 963 sqft

Residential on 0.14 Acres

NONE, Taber, Alberta

This property boasts an excellent location and features a durable asphalt shingle roof. The exterior is enhanced by a combination of brick, wood siding, and stucco, complemented by PVC windows on the main level and original windows in the basement. A spacious front deck invites you to enjoy the outdoor space, while a concrete driveway offers convenient parking. The backyard is partially fenced and includes a large yard with ample space for building a garage. Inside, you will find three bedrooms conveniently located on the main floor. The flooring consists of laminate, carpet, and linoleum, providing a versatile and comfortable living environment. The kitchen is equipped with oak cabinets and includes a portable pantry. The main floor features a cozy gas fireplace, a full bathroom with a newer toilet and sink, and a coat closet at the entryway. The concrete basement houses a hot water tank installed in 2015 and offers plenty of crawl space storage along with cold storage options. This home is close to schools and will make great family home for a reasonable price.

Built in 1961

## Essential Information

MLS® # A2261701

Price \$285,000

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	963
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5305 56 Street
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 1L8

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Off Street, Parking Pad

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Sump Pump(s)
Appliances	Freezer, Portable Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Standard, Forced Air, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, Partial, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Paved, Street Lighting, Standard Shaped Lot
Roof	Asphalt Shingle

Construction	Brick, Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 1st, 2025
Zoning	R-2

### **Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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