# \$450,000 - 5104 44 Avenue, Taber

MLS® #A2265754

### \$450,000

4 Bedroom, 2.00 Bathroom, 973 sqft Residential on 0.18 Acres

NONE, Taber, Alberta

Don't miss this unique opportunity to own a beautifully maintained 973 sq ft home situated on 2.5 lots! This 4-bedroom home offers a functional layout with hardwood flooring on the main level and a private primary master bedroom with an suite bathroom located in the finished basement. Enjoy outdoor living with underground sprinklers in both the front and back yards, all enclosed by a low-maintenance vinyl fenceâ€"perfect for pets, kids, or entertaining. Additional features include a single detached heated garage with a studio space, ideal for a home office or creative retreat, plus a massive 28' x 32' shop with in-floor heatâ€"a dream setup for hobbyists, mechanics, or anyone needing extra space and functionality.



#### **Essential Information**

MLS® # A2265754 Price \$450,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 973

Acres 0.18

Year Built 1959







Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 5104 44 Avenue

Subdivision NONE City Taber

County Taber, M.D. of

Province Alberta
Postal Code T1G 1A9

#### **Amenities**

Parking Spaces 6

Parking Double Garage Detached, Driveway, Off Street, Parking Pad, Single

Garage Detached

# of Garages 3

#### Interior

Interior Features Bar, Closet Organizers, Jetted Tub, Kitchen Island, Sump Pump(s), Vinyl

Windows

Appliances Other

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s),

Gazebo, Private, Underground Sprinklers

Roof Metal

Construction Stone, Vinyl Siding Foundation Poured Concrete

#### **Additional Information**

Date Listed October 19th, 2025

Days on Market 14
Zoning R-2

# **Listing Details**

Listing Office Century 21 Foothills South Real Estate

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