

# \$280,000 - 5052 44 Avenue, Taber

MLS® #A2253364

**\$280,000**

3 Bedroom, 1.00 Bathroom, 1,035 sqft

Residential on 0.14 Acres

NONE, Taber, Alberta

Welcome to this beautifully updated 3-bedroom, 1-bathroom home, thoughtfully renovated to combine modern comfort with timeless charm. Every detail has been taken care of, with new windows and doors, new siding and roof, a modern kitchen with newer appliances, an updated bathroom, and fresh flooring throughout.

Outside, you'll find a spectacular yard with lush landscaping.

This home is nestled in a quiet neighborhood while still being conveniently close to shopping, schools, and everyday amenities. Truly move-in ready and offered at a fantastic value—don't miss the opportunity to make this home yours!

Built in 1948

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253364    |
| Price          | \$280,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,035       |
| Acres          | 0.14        |
| Year Built     | 1948        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                |
|-------------|----------------|
| Address     | 5052 44 Avenue |
| Subdivision | NONE           |
| City        | Taber          |
| County      | Taber, M.D. of |
| Province    | Alberta        |
| Postal Code | T1G 1S7        |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Concrete Driveway, None |

## Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Pantry, Sump Pump(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s)                    |
| Heating           | High Efficiency                                       |
| Cooling           | None                                                  |
| Has Basement      | Yes                                                   |
| Basement          | Partially Finished, Partial                           |

## Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                   |
| Lot Description   | Fruit Trees/Shrub(s), Landscaped, Private, Standard Shaped Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Vinyl Siding                                                                           |
| Foundation        | Poured Concrete                                                                        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 53                  |
| Zoning         | R-2                 |

## Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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