

# \$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

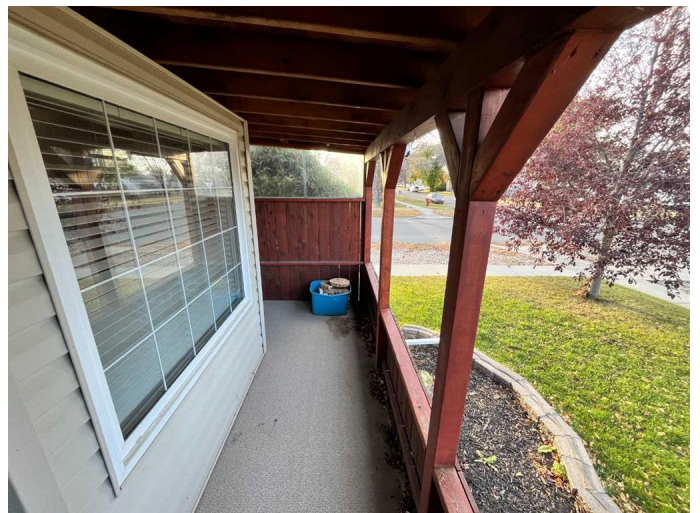
Don't miss this unique opportunity to own a beautifully maintained 973 sq ft home situated on 2.5 lots! This 4-bedroom home offers a functional layout with hardwood flooring on the main level and a private primary master bedroom with an suite bathroom located in the finished basement.

Enjoy outdoor living with underground sprinklers in both the front and back yards, all enclosed by a low-maintenance vinyl fence—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 heat—a dream setup for hobbyists, mechanics, or anyone needing extra space and functionality.

Built in 1959

## 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, Gazebo, Private, Fruit Trees/Shrub(s), Underground Sprinklers |
| Roof              | Metal                                                                                                       |
| Construction      | Stone, Vinyl Siding                                                                                         |
| Foundation        | Poured Concrete                                                                                             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 19th, 2025 |
| Days on Market | 30                 |
| Zoning         | R-2                |

**Listing Details**

Listing Office                      Century 21 Foothills South Real Estate

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