

# \$279,000 - 5334 45 Avenue, Taber

---

MLS® #A2231066

## \$279,000

2 Bedroom, 1.00 Bathroom, 1,045 sqft

Residential on 0.65 Acres

NONE, Taber, Alberta

If you are looking for an opportunity to own a home on a huge lot, this is the one. The home has 2 beds, 1 bath, main floor laundry in a great location. Just a few blocks from Westlake school, grocery store and all amenities. There is a detached garage in the corner of the lot, an attached carport for parking or an extra outdoor space to enjoy, and plenty of room to either add a shop/garage or even possibilities for investors..

Built in 1970

## Essential Information

MLS® #	A2231066
Price	\$279,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,045
Acres	0.65
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5334 45 Avenue
Subdivision	NONE



City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T0K 2G0

### **Amenities**

Parking Spaces	4
Parking	Carport, Off Street

### **Interior**

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	4
Zoning	R2

### **Listing Details**

Listing Office	Real Estate Centre
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.