

# \$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 Partial, Partially Finished

## 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 4  
Zoning R-2

## Listing Details

Listing Office Century 21 Foothills South Real Estate

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