

# \$395,000 - 5307 62 Avenue, Taber

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MLS® #A2254203

**\$395,000**

3 Bedroom, 1.00 Bathroom, 1,020 sqft

Residential on 0.20 Acres

NONE, Taber, Alberta

Welcome to 5307 62 ave where elegance meets functionality. Tucked away is this updated, cared for and loved bungalow showing so much pride of ownership. From the curb you'll notice the maintenance free stucco and stone exterior which were done in 2018 and the long driveway allowing for off street parking for more than one. As you step inside you'll notice the oak wood floors, archway features, granite countertops and sophisticated style. The main floor is thoughtfully designed, featuring custom cabinetry in the kitchen, island for gathering and counter space, primary bedroom, a built in fireplace for cool evenings, an additional room perfect for a bedroom or home office, and a full 4-piece updated bathroom. Design the lower level to your liking as it is a clean slate now with laundry space and plenty of options for bedrooms etc. Step outside from the dining space and you'll find a fenced yard fully treed for your privacy, it's your own oasis. Other features include: underground sprinklers, pvc windows, closet organizers, tiled entryway along with furnace and A/C installed in 2018. This home is move in ready and awaits it's new family!

Built in 1981

## Essential Information

MLS® #                   A2254203

Price                     \$395,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,020
Acres	0.20
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5307 62 Avenue
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 1J8

### **Amenities**

Parking Spaces	4
Parking	Off Street

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, See Remarks, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Lawn, Private, See Remarks, Underground Sprinklers, Many Trees
Roof	Asphalt

Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 8th, 2025
Days on Market	4
Zoning	R-2

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (TABER)
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