

\$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	39
Zoning	R-2

Listing Details

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

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.