

# \$489,900 - 5313 45 Street, Taber

MLS® #A2261994

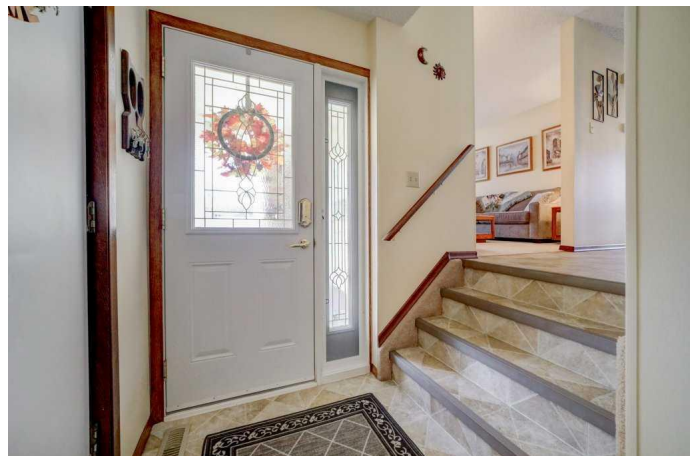
**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,957 sqft

Residential on 0.22 Acres

NONE, Taber, Alberta

This home has been lovingly cared for, so much so, it's still got the original owners! Thoughtfully designed with the growing family in mind, this home offers a warm and inviting atmosphere. Upon entering, youâ€™ll be welcomed by the cozy charm of the main floor, where a comfortable family room with electric fireplace flows effortlessly into the beautifully appointed dining area and kitchen. The kitchen cabinets have been updated along with the appliances, windows, exterior doors, furnace, A/C and shingles. Dining with a crowd is made simple with the adjoining dining room plus the eating area in the kitchen with patio doors to the north facing deck. Just a few steps down from the main floor, the sunken sitting room offers a cozy retreat, complete with a bar for entertaining and a door that will lead you to the covered deck where you can enjoy the slow mornings while taking in the meticulously landscaped yard. This level also provides access to the attached garage, convenient main floor laundry, a 2 pc bathroom and an office or craft/hobby room with built in shelving for school work or a project. Upstairs, the home continues to impress with three well appointed bedrooms, a 4pc bathroom and 3pc ensuite with walk in shower. Adding even more value to this home, the fully developed basement provides additional living space. Currently set up as a family and games room area complete with an abundance of storage space and the utilities. The backyard is truly a highlight of



this property. Expansive, fully fenced, and beautifully landscaped with underground sprinklers and a fire pit area. That's not the only highlight....this one is a most wanted one....the detached heated double garage, perfect for all the things the man of the home likes to do in the garage, fix, tinker, build things, do it all! With great neighbours, schools just blocks away, loads of parking, and endless charm, this home is a must-see. Plan to visit!

Built in 1979

### **Essential Information**

MLS® #	A2261994
Price	\$489,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,957
Acres	0.22
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	5313 45 Street
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 1G7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Single Garage Attached

# of Garages 3

### Interior

Interior Features Bar, Ceiling Fan(s), Central Vacuum, No Smoking Home, Storage, Vinyl Windows, Natural Woodwork

Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room, Stone

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Private Yard, Fire Pit

Lot Description Back Lane, Landscaped, Lawn, Underground Sprinklers

Roof Asphalt Shingle

Construction Composite Siding

Foundation Poured Concrete

### Additional Information

Date Listed October 3rd, 2025

Days on Market 2

Zoning R-1

### Listing Details

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

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