

# \$375,000 - 5609 43 Street #a, Taber

MLS® #A2225741

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,207 sqft

Residential on 0.10 Acres

NONE, Taber, Alberta

This beautifully cared-for 1,207 sq ft home offers an excellent opportunity for first-time buyers, families, or anyone looking for a comfortable and functional living space. Featuring three bedrooms and two bathrooms, the home boasts a bright, open-concept main floor with a spacious kitchen and dining area that flows seamlessly to a private deck—ideal for relaxing or entertaining. The upper level includes three well-proportioned bedrooms and a full four-piece bathroom, while the basement is framed and ready for development, offering the potential for additional living space and a future bathroom. An attached garage adds convenience, and the large yard provides plenty of room for children, pets, or gardening. With pride of ownership evident throughout and low condo fees of just \$80/month, this move-in ready home is a rare find that combines value, space, and potential.

Built in 2009

## Essential Information

MLS® #	A2225741
Price	\$375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	1,207
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	5609 43 Street #a
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 0A8

### Amenities

Amenities	Snow Removal
Parking Spaces	6
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	French Door, No Smoking Home, Vinyl Windows, Bathroom Rough-in
Appliances	Other
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	9
Zoning	R-4

### **Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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