

# \$339,000 - 5064 42 Avenue, Taber

MLS® #A2254926

## \$339,000

2 Bedroom, 2.00 Bathroom, 1,043 sqft

Residential on 0.14 Acres

NONE, Taber, Alberta

Welcome to this versatile starter home that offers plenty of potential for both homeowners and investors. The main floor features a comfortable living room and a flexible family room that could easily serve as an additional bedroom, giving you two bedrooms and a full bathroom on the main level. The fully developed basement adds even more living space with a spacious rec room, another bedroom, and a 3-piece bathroom. An attached garage provides convenience and functionality, while the large yard offers room to enjoy the outdoors. Situated on a desirable corner lot with R-2 zoning, this property presents an excellent opportunity for future development into a multi-unit dwelling—making it not only a great first home but also a smart investment.

Built in 1950

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254926    |
| Price          | \$339,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,043       |
| Acres          | 0.14        |
| Year Built     | 1950        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5064 42 Avenue |
| Subdivision | NONE           |
| City        | Taber          |
| County      | Taber, M.D. of |
| Province    | Alberta        |
| Postal Code | T1G 1B1        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                              |
|-------------------|----------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks |
| Appliances        | Dryer, Range, Refrigerator, Washer           |
| Heating           | Forced Air                                   |
| Cooling           | None                                         |
| Has Basement      | Yes                                          |
| Basement          | Partially Finished, Partial                  |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Back Yard            |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

### Additional Information

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

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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