

\$450,000 - 5104 44 Avenue, Taber

MLS® #A2265754

\$450,000

4 Bedroom, 2.00 Bathroom, 973 sqft

Residential on 0.18 Acres

NONE, Taber, Alberta

Don't miss this unique opportunity to own a beautifully maintained 973 sq ft home situated on 2.5 lots! This 4-bedroom home offers a functional layout with hardwood flooring on the main level and a private primary master bedroom with an ensuite bathroom located in the finished basement.

Enjoy outdoor living with underground sprinklers in both the front and back yards, all enclosed by a low-maintenance vinyl fence—perfect for pets, kids, or entertaining. Additional features include a single detached heated garage with a studio space, ideal for a home office or creative retreat, plus a massive 28' x 32' shop with in-floor heat—a dream setup for hobbyists, mechanics, or anyone needing extra space and functionality.

Built in 1959

Essential Information

MLS® #	A2265754
Price	\$450,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.18
Year Built	1959



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5104 44 Avenue
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 1A9

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Driveway, Off Street, Parking Pad, Single Garage Detached
# of Garages	3

Interior

Interior Features	Bar, Closet Organizers, Kitchen Island, Sump Pump(s), Vinyl Windows, Jetted Tub
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Private, Underground Sprinklers, Fruit Trees/Shrub(s), Gazebo
Roof	Metal
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2025
Days on Market	1
Zoning	R-2

Listing Details

Listing Office Century 21 Foothills South Real Estate

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