



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5310 45 Street  
Taber, Alberta**

**MLS # A2241205**



**\$390,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,125 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Fridge, Electric Stove, Dishwasher, Range Hood, Washer/Dryer, A/C, All window coverings including curtains, rods, and blinds, 2 x Garage Door Openers, Underground Sprinklers, Freezer, Bench, and Shelving in Garage

Welcome to small-town living in the friendly community of Taber, Alberta. This well-cared-for home, built in 1979 by the original owners, offers the perfect blend of functionality, comfort, and space — both inside and out. With 1,124 square feet of living space, this single-level home features a total of four bedrooms and two bathrooms, making it an ideal choice for families, retirees, or anyone looking for a quieter lifestyle without sacrificing convenience. The main floor offers a practical layout with plenty of natural light in the large living room at the front of the home. There are 2 bedrooms and 1 bathroom on the main floor and 2 bedroom 1 bathroom in the basement. There is also a large family room with a wood burning fireplace that has been temporarily closed off. The home has seen several updates over the years, including a new fridge (2024), hot water tank (2022), and furnace replacement about 8 years ago. Some windows and the patio door have also been updated, enhancing energy efficiency and comfort. In addition, most of the roof shingles were replaced in 2020, offering peace of mind for the years ahead. Step outside to find a number of standout exterior features, including underground sprinklers to keep your lawn green and healthy, and a black rubber-coated driveway for improved durability and curb appeal. A rare bonus for this property is the impressive garage space. There’s an oversized single front-attached garage, perfect for everyday use, plus a detached double garage at the rear of the property currently used as a workshop. There’s even RV parking available next to the rear garage, making this home ideal for those who need room for extra vehicles, trailers, or toys. Located in a peaceful neighborhood and close to all the amenities that Taber has to offer, 5310 45th Street presents a fantastic opportunity to own a solid, well-maintained home

with loads of potential.