



GRASSROOTS
REALTY GROUP

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5104 44 Avenue
Taber, Alberta

MLS # A2265754



\$450,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	973 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway, Off Street, Parking Pad, Single Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Gazebo,		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Metal

Basement: Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Bar, Closet Organizers, Jetted Tub, Kitchen Island, Sump Pump(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2

Utilities: -

Inclusions: Fridge, Stove, Dishwasher Washer/Dryer

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 suite 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.