

# \$430,000 - 5020 44 Avenue, Taber

MLS® #A2231794

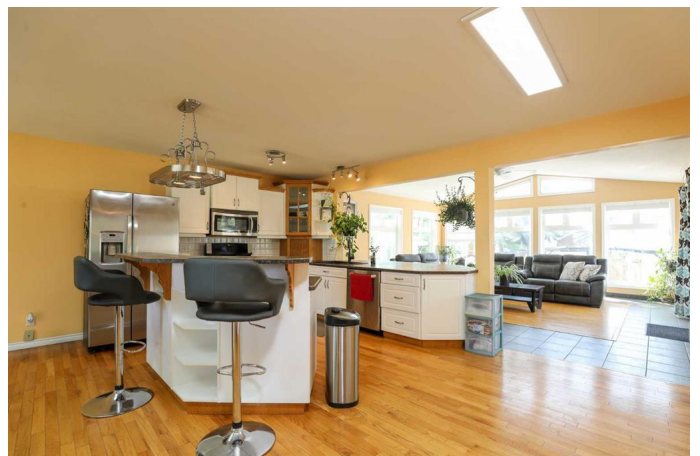
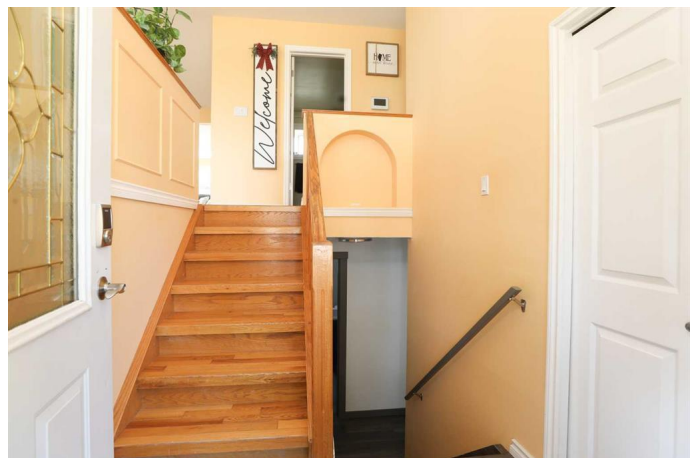
**\$430,000**

4 Bedroom, 2.00 Bathroom, 1,428 sqft

Residential on 0.14 Acres

NONE, Taber, Alberta

You have to see this show stopper home! Ideal for families with its 4 bedrooms and 2 full baths! You have to see the grand room addition off the rear of this home its got huge south backing floor to ceiling windows and lovely hardwood and tile floors. The main living area of this home includes a massive dining room kitchen and then the grand room off the back, making this home perfect for families or those who love to entertain. The grand room features huge south backing floor to ceiling windows, lovely hardwood and tile floors, and custom blinds in all the windows. This home's kitchen will meet with any chef's approved with all the ample cupboard space and stainless steel appliances and gas stove. The downstairs has undergone a transformation with all new vinyl plank flooring, new bathroom fixtures, new laundry room and everything has been painted and is nice and fresh. Updates that have been recently done are a new metal roof on the house in 2022, 100 Amp service, new central vac with attachments and a newer upgraded electrical panel, Hot water tank and furnace are approx 2012. And this home has Air conditioning rounding out all the bells and whistles it has to offer its new family! A lovely feature with this home is that there is a separate back entrance to the basement if someone ever wanted to suite this property there may be the option for that. The backyard of this home is lovely with a new fish pond with water fall, a pergola that comes with canvas for sitting under on those hot summer



days as well as a new shed and a double detached garage off the back alley. There are also new underground sprinklers in the back yard.

Built in 1978

### Essential Information

MLS® #	A2231794
Price	\$430,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,428
Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	5020 44 Avenue
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G1A5

### Amenities

Parking Spaces	4
Parking	Alley Access, Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener, Off Street
# of Garages	2

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Creek/River/Stream/Pond, Landscaped, Lawn
Roof	Metal
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	14
Zoning	R-L

## Listing Details

Listing Office	Lethbridge Real Estate.com
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