



**5816 52 Street  
Taber, Alberta**

**MLS # A2306853**



**\$364,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,084 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Other
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Mixed
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** None

Welcome to 5816 52 Street in Taber — a home that just makes sense the moment you step inside. You walk in and right away you’re hit with that natural light from the large east-facing window in the living room. It’s bright, warm, and welcoming. Can you picture starting your mornings here with a coffee while the sun comes up? From there, it flows into a spacious dining area — and this is where life happens. Family dinners, birthdays, holidays&hellip; do you have a table big enough for everyone? Because in this house, you finally can. The kitchen is right where you want it — functional, well laid out, with stainless steel appliances and everything within reach. Whether it’s quick weekday meals or hosting friends, this space just works. Upstairs, you’ve got two bedrooms, including a primary that feels like your own retreat. A walk-in closet, a private ensuite, and the warmth of hardwood floors — it’s a space you can actually unwind in at the end of the day. Now downstairs&hellip; this is where the home really opens up. A huge family room gives you options. Is this where the kids take over with toys and games? Or is this your movie room, your quiet escape after a long day? Either way, it keeps the mess and noise out of your main living space. There are also two more bedrooms down here, plus a large laundry/utility room with more storage than most homes offer — because let’s be honest, you can never have too much storage. Now step outside. Right off the kitchen is a large patio, perfect for BBQs, summer evenings, and just relaxing after a long day. The yard itself is big — really big. Even with the massive double garage, there’s still plenty of room for kids to run, dogs to play&hellip; or both. When was the last time you saw a yard this size on a newer-style setup? And let’s talk about

that garage for a second. This isn't just a place to park. This is a space built for someone who actually uses their garage. Do you work on vehicles? Build things? Need space for tools? With room for trucks, projects, and 240V already in place, you're set up from day one. No compromises, no "maybe it'll fit." Big ticket items? Already handled. The home was placed on a new foundation in 2014, with the furnace and hot water tank done at that time — giving you peace of mind where it matters. And the location just makes everyday life easier. You've got multiple schools nearby, and a convenience store right around the corner. Can you picture walking the kids over for a slurpee on a hot summer day? This is one of those homes that gives you space to live, grow, and actually enjoy where you are — inside and out. It's worth seeing in person.