



GRASSROOTS
REALTY GROUP

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5109 44 ave
Taber, Alberta

MLS # A2316359



\$405,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,891 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn		

Heating: Forced Air

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: N/A

Welcome to 5109 44 Avenue in Taber! This well-maintained family home offers 4 bedrooms and 2 full bathrooms, providing plenty of space for growing families or those needing extra room. The property features a convenient attached single garage, plus a large detached double garage—perfect for vehicles, storage, hobbies, or a workshop. Outside, you'll appreciate the attractive landscaping and well-kept yard that add to the home's curb appeal. Major updates include a new furnace and hot water tank installed in 2022, along with a new roof completed in 2023, offering peace of mind for years to come. A great opportunity to own a move-in-ready home.