



GRASSROOTS
REALTY GROUP

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5412 44A Street
Taber, Alberta

MLS # A2327760

\$599,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,263 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R2
Foundation:	Slab	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		
Inclusions:	None		

Experience the perfect blend of luxury, comfort, and convenience in this stunning brand-new half duplex. Thoughtfully designed for modern living, this home features a sought-after main-floor primary bedroom with a spacious ensuite, along with main-floor laundry for everyday ease. Beautifully crafted with high-end finishes throughout, the open-concept layout offers an inviting space for both entertaining and comfortable daily living. With a total of 3 bedrooms and 2.5 bathrooms, this home is ideal for families, professionals, or those looking to downsize without sacrificing quality or style. Enjoy the convenience of a double attached garage and rear lane access, all while being just a short walk from a scenic pond, walking trails, and a nearby park. Combining exceptional craftsmanship with a thoughtfully designed floor plan, this beautiful new home is an outstanding opportunity in a highly sought-after community.