

# **\$339,000 - 5410 44 Avenue, Taber**

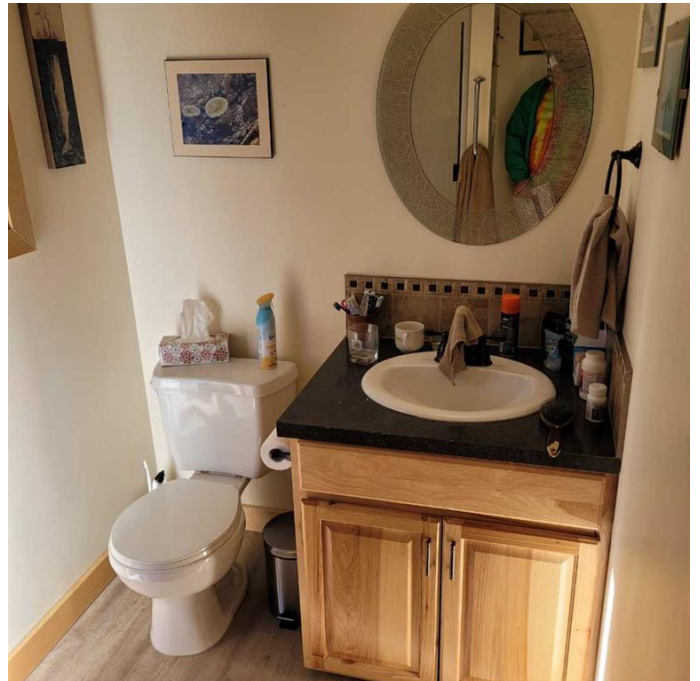
MLS® #A2105274

**\$339,000**

2 Bedroom, 3.00 Bathroom, 1,138 sqft  
Residential on 0.22 Acres

NONE, Taber, Alberta

This immaculate 1138 square foot bungalow shows pride of ownership throughout. Completely renovated updated in 2014. The original structure was stripped to the framing, replacing the drywall, roof, insulation, wiring, siding and flooring as well as adding a kitchen addition and double attached garage. The home is located on 3 lots boasting an extra large back yard. The yard has been skillfully curated was the winner of the Communities in Bloom Best outdoor living space in 2018. The back yard features both full sun and shaded perennial garden beds designed to have the property in bloom during most of the growing season with low maintenance and no need to replant year after year. The back yard has a large flagstoned area with a built in waterfall feature included. The home also boasts a large double deck with raised area onto lower level, beautiful garden shed and large Gazebo like structure with raised plank floor. The Master bedroom ensuite also exits directly onto a raised deck with a built in hot tub. There is also additional off lane private parking in the rear. The home features a large kitchen with island as well as solid wood cabinetry. The main floor living room has a large bright living room with large windows. The master bedroom includes a walk in closet and 3 piece ensuite bathroom that exits directly onto the hot tub deck. Downstairs there is additional living space with a large den, craft room/ office area and a large bathroom with a double sink and work area suitable for hobbies and



homebrewing. This property has a high efficiency furnace and central air conditioning as well. An extra deep double car heated garage with workshop area would be a handyman's delight. Come take a look today and see how this amazing home and outdoor living space could be your next private paradise.

Built in 1972

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2105274    |
| Price          | \$339,000   |
| Sold Price     | \$339,000   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,138       |
| Acres          | 0.22        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 5410 44 Avenue |
| Subdivision | NONE           |
| City        | Taber          |
| County      | Taber, M.D. of |
| Province    | Alberta        |
| Postal Code | T1G 1C2        |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 2                                         |
| Parking        | Double Garage Attached, Off Street, Stall |

**Interior**

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Vinyl Windows, Walk-In Closet(s)                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central, High Efficiency, Forced Air, Natural Gas                                                            |
| Cooling           | Central Air                                                                                                  |
| Has Basement      | Yes                                                                                                          |
| Basement          | Partial, Partially Finished                                                                                  |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Garden, Other, Private Yard, Storage            |
| Lot Description   | Back Yard, Gazebo, Front Yard, Lawn, Landscaped |
| Roof              | Asphalt Shingle                                 |
| Construction      | Composite Siding, Wood Frame                    |
| Foundation        | Poured Concrete, Slab                           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 2nd, 2024 |
| Date Sold      | February 7th, 2024 |
| Days on Market | 5                  |
| Zoning         | 0012               |
| HOA Fees       | 0.00               |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | ROYAL LEPAGE SOUTH COUNTRY - Taber |
|----------------|------------------------------------|

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