

\$314,900 - 5604 55 Street, Taber

MLS® #A2133348

\$314,900

4 Bedroom, 2.00 Bathroom, 1,036 sqft

Residential on 0.19 Acres

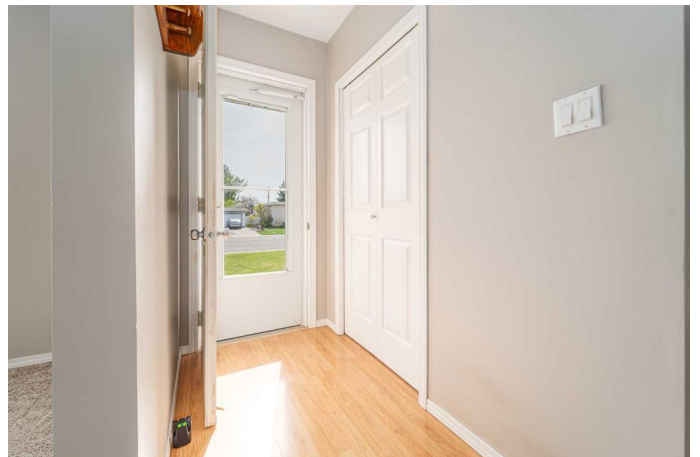
NONE, Taber, Alberta

Welcome to your perfect new home in the heart of Taber! As you step through the front door, you are immediately greeted by a large, open living room. An inviting space with a large east-facing window bathes the room in morning sunlight, creating a warm and welcoming atmosphere ideal for relaxing with family or entertaining guests.

From the living room, you seamlessly transition into the open and spacious kitchen. Here, you'll find an abundance of cabinet space, a handy pantry, and a layout that overlooks the expansive backyard. Imagine cooking your favorite meals while keeping an eye on the kids playing outside or chatting with guests on the large deck, perfect for barbeques and evening gatherings.

The primary bedroom is conveniently located on the main floor, offering a serene retreat with plenty of space. Two additional rooms on this level are ideal for young children or can be transformed into home offices, providing the flexibility to suit your lifestyle. Downstairs, the large fourth bedroom is a versatile space, perfect for a teenager seeking their own space, a gaming room, or a hobby nook.

The basement also features a large common area, perfect for setting up a home theater system or creating a dedicated space for family activities. This area is designed for comfort and entertainment, making it a hub for



family fun and relaxation.

The single garage is impressively spacious, large enough to fit a half-ton pickup truck with additional room to work in front of the vehicle. It's an ideal space for those who love to tinker or need extra storage.

The backyard is a tranquil oasis with a large deck off the kitchen, perfect for barbequing, hosting gatherings, or simply enjoying a quiet evening under the stars. The expansive 8000+ square foot lot provides plenty of space for children to play, gardening, or future expansions.

This home is located in a safe, quiet neighborhood just steps away from D.A. Ferguson School, W.R. Myers School, and Central School. You can watch your children walk to school each day or catch a glimpse of the W.R. Myers Rebels football team practicing after school. The street sees low traffic, ensuring a peaceful environment, with busier moments only during school pick-up and drop-off times.

Taber is a charming small town just 30 minutes east of Lethbridge. It offers all the amenities you need, including a Wal-Mart, IGA Foods, multiple pharmacies, an indoor pool with a waterslide, a vibrant downtown full of local businesses, and a variety of restaurants featuring different cuisines. This community provides the perfect blend of small-town charm and modern conveniences, making it an ideal place to call home.

Don't miss the opportunity to make this wonderful house your new home, where comfort, convenience, and community come together to create the perfect living experience.

Built in 1967

Essential Information

MLS® #	A2133348
Price	\$314,900
Sold Price	\$296,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	0.19
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5604 55 Street
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 1L4

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Suspended Ceiling, Vinyl Windows
Appliances	Central Air Conditioner, Dryer, Electric Oven, Freezer, Garage Control(s), Portable Dishwasher, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Many Trees, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	June 20th, 2024
Days on Market	28
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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