

\$316,000 - 5333 44 Avenue, Taber

MLS® #A2264902

\$316,000

4 Bedroom, 2.00 Bathroom, 1,027 sqft

Residential on 0.14 Acres

NONE, Taber, Alberta

Tucked along a quiet street in Taber's south side, this 1,000+ sq ft gem strikes both comfort and practicality. From the moment you pull into the wide carport you can feel this home was built to make everyday life simpler. Step inside the front door and notice natural light pours across the bright main floor, where a cheerful living room opens to a generous sized kitchen with ample cabinetry and a dining area that's ready for everything from weekday dinners to family festivities. Two nicely sized bedrooms and a clean 4 piece bath complete the main level, giving it a nice smooth flow.

Head downstairs and you'll find a welcoming lower level with two additional bedrooms, a 3 piece bath, and a great family room that feels large enough for game tables, movie nights, hobbies, or just a quiet retreat at the end of the day.

Practical upgrades make the home easy to own and love: energy-efficient PVC windows, hot water on demand, a high efficiency furnace, and asphalt shingles replaced six years ago. Outside, a spacious deck anchors the backyard, now beautifully rejuvenated with fresh soil, reseeded grass, and raised garden boxes complete with drip lines for low effort growing. There's even plenty of space for a garage! Whether you're tending herbs, grilling dinner, or sitting under the stars by the fire pit, this outdoor space is ready for long summer evenings and easy care enjoyment. Plan to visit!



Built in 1967

Essential Information

MLS® #	A2264902
Price	\$316,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,027
Acres	0.14
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5333 44 Avenue
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 1C3

Amenities

Parking Spaces	3
Parking	Attached Carport

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	See Remarks

Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	18
Zoning	R-2

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (TABER)
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.