

# \$399,000 - 5107 53 Street, Taber

MLS® #A2248441

**\$399,000**

4 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.12 Acres

NONE, Taber, Alberta

Walking distance to Shopping as well as schools, this immaculately kept 4 bedroom 2 bathroom has much to offer. Low maintenance front landscaping with partial wrap around patio leads to a large fenced back yard with lane access. The main level features large windows in the kitchen, dining and living room allowing lots of natural light for a bright spacious feel. Large living room up as well as large family room down and den area. The largest bedroom down features double walk in closets and extra storage space under the stairs. The home is equipped with a high efficiency furnace, central A/C and a single uninsulated non heated attached garage accessible from the breezeway. Coupled with the excellent location and 4 bedrooms, this home would be a great choice for a growing family.



Built in 1992

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2248441  |
| Price          | \$399,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,040     |
| Acres          | 0.12      |
| Year Built     | 1992      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5107 53 Street |
| Subdivision | NONE           |
| City        | Taber          |
| County      | Taber, M.D. of |
| Province    | Alberta        |
| Postal Code | T1G 1M4        |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Single Garage Attached |
| # of Garages   | 1                                         |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Vinyl Windows, Suspended Ceiling                                   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                          |
| Cooling           | Central Air                                                                                       |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Private Yard                                          |
| Lot Description   | Back Lane, Back Yard, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                       |
| Construction      | Composite Siding                                      |
| Foundation        | Wood, See Remarks                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 38                |
| Zoning         | R-2               |

### Listing Details

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