# \$429,000 - 5407 45 Street, Taber

MLS® #A2224978

## \$429,000

5 Bedroom, 3.00 Bathroom, 1,413 sqft Residential on 0.22 Acres

NONE, Taber, Alberta

Step into the heart of the home â€" an open-concept kitchen, dining nook, and living room that's both warm and welcoming. The kitchen features rich dark cabinetry, granite countertops, a dedicated baker's counter, a large built-in pantry with pull-out shelves, and a lazy Susan, all designed for comfort and convenience. The cozy living room is centered around a wood-burning fireplace, creating the perfect spot to relax with family or host guests. The main floor includes three bedrooms and a 4-piece bathroom. The spacious primary bedroom is complete with 3-piece ensuite and a walk-in closet. Enjoy the ease of main floor laundry â€" ideal for anyone looking to minimize stairs in their daily routine. The fully finished basement offers two additional bedrooms, a 4-piece bathroom, a generous family room with a gas fireplace, and a summer kitchen (illegal suite), providing added flexibility for extended family or guests. Outside, a tiered and partially covered deck overlooks the expansive backyard â€" a great space for summer barbecues, entertaining, or letting kids and pets play. RV parking adds even more versatility. Recent mechanical upgrades include a newer hot water tank, and central air conditioning for year-round comfort. Located in a quiet, family-friendly neighborhood close to schools and parks, this home delivers space, value, and lasting quality. Don't miss your chance to view this spacious and inviting property.







## **Essential Information**

MLS® # A2224978 Price \$429,000

Bedrooms 5
Bathrooms 3.00

Full Baths 3

Square Footage 1,413 Acres 0.22 Year Built 1979

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 5407 45 Street

Subdivision NONE City Taber

County Taber, M.D. of

Province Alberta
Postal Code T1G 1G7

#### **Amenities**

Parking Spaces 8

Parking Off Street, Parking Pad, RV Access/Parking, Single Garage Attached

# of Garages 1

## Interior

Interior Features Central Vacuum, Granite Counters, Kitchen Island, Recessed Lighting,

Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Appliances Other

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas, Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped,

Lawn, Street Lighting, Few Trees, Standard Shaped Lot

Roof Asphalt Shingle

Construction Brick, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 29th, 2025

Days on Market 6

Zoning R-1

# **Listing Details**

Listing Office Century 21 Foothills South Real Estate

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