

\$390,000 - 5310 45 Street, Taber

MLS® #A2241205

\$390,000

4 Bedroom, 2.00 Bathroom, 1,125 sqft

Residential on 0.19 Acres

NONE, Taber, Alberta

Welcome to small-town living in the friendly community of Taber, Alberta. This well-cared-for home, built in 1979 by the original owners, offers the perfect blend of functionality, comfort, and space – both inside and out. With 1,124 square feet of living space, this single-level home features a total of four bedrooms and two bathrooms, making it an ideal choice for families, retirees, or anyone looking for a quieter lifestyle without sacrificing convenience. The main floor offers a practical layout with plenty of natural light in the large living room at the front of the home. There are 2 bedrooms and 1 bathroom on the main floor and 2 bedroom 1 bathroom in the basement. There is also a large family room with a wood burning fireplace that has been temporarily closed off. The home has seen several updates over the years, including a new fridge (2024), hot water tank (2022), and furnace replacement about 8 years ago. Some windows and the patio door have also been updated, enhancing energy efficiency and comfort. In addition, most of the roof shingles were replaced in 2020, offering peace of mind for the years ahead.

Step outside to find a number of standout exterior features, including underground sprinklers to keep your lawn green and healthy, and a black rubber-coated driveway for improved durability and curb appeal. A rare bonus for this property is the impressive garage space. There's an oversized single front-attached garage, perfect for everyday



use, plus a detached double garage at the rear of the property currently used as a workshop. There's even RV parking available next to the rear garage, making this home ideal for those who need room for extra vehicles, trailers, or toys. Located in a peaceful neighborhood and close to all the amenities that Taber has to offer, 5310 45th Street presents a fantastic opportunity to own a solid, well-maintained home with loads of potential.

Built in 1979

Essential Information

MLS® #	A2241205
Price	\$390,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,125
Acres	0.19
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	5310 45 Street
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 1G6

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn, Few Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	6
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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