

# \$325,000 - 5226 43 Avenue, Taber

MLS® #A2235373

## \$325,000

3 Bedroom, 2.00 Bathroom, 1,128 sqft

Residential on 0.14 Acres

NONE, Taber, Alberta

Here you have it! This 3 bedroom, 2 bathroom home with garage is located just a block from Taber's Westlake school and awaits you. At 1,128 sq ft, this bungalow offers plenty of space with the primary bedroom on the main floor, a large updated washroom that includes a built in sauna, yes please! The kitchen has loads of cabinets and newer appliances. The windows have been updated to pvc, there's A/C for those hot summer days and the basement is finished with another 2 bedrooms and a 3pc bathroom. You can enjoy nice weather on the south facing deck while the underground sprinklers take care of the watering. Park off the street or even in the heated 24' x 30' garage. You must see all this one has to offer, plan to visit!

Built in 1952

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235373    |
| Price          | \$325,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,128       |
| Acres          | 0.14        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5226 43 Avenue |
| Subdivision | NONE           |
| City        | Taber          |
| County      | Taber, M.D. of |
| Province    | Alberta        |
| Postal Code | T1G 1B6        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | Sauna, Vinyl Windows    |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | Central Air             |
| Has Basement      | Yes                     |
| Basement          | Finished, Full          |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Other                                                           |
| Lot Description   | Corner Lot, Landscaped, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Cement Fiber Board                                              |
| Foundation        | Poured Concrete                                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 34             |
| Zoning         | R-2            |

### Listing Details

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

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