

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

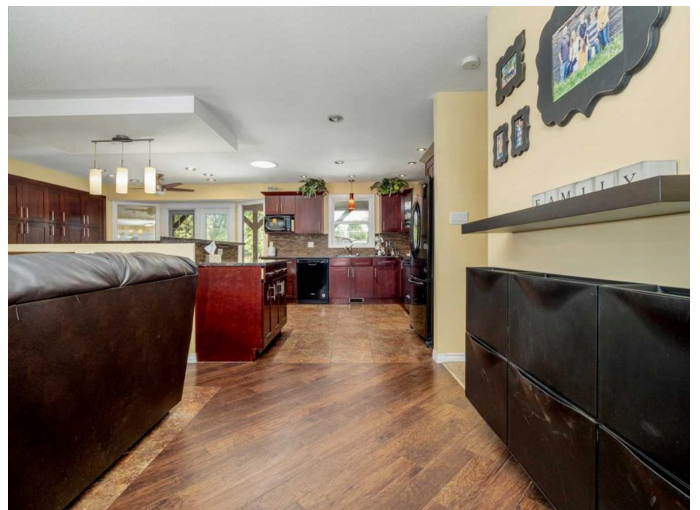
MLS® #A2224978

**\$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 thatâ€™s both warm and welcoming. The kitchen features rich dark cabinetry, granite countertops, a dedicated bakerâ€™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. Donâ€™t miss your chance to view this spacious and inviting property.



Built in 1979

## 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         3  
Zoning                      R-1

**Listing Details**

Listing Office             Century 21 Foothills South Real Estate

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