

# \$422,000 - 5404 44 A Street, Taber

MLS® #A2182919

**\$422,000**

3 Bedroom, 3.00 Bathroom, 1,977 sqft  
Residential on 0.11 Acres

NONE, Taber, Alberta

Discover this stunning brand-new semi-detached home in the charming town of Taber! Offering nearly 2,000 sq. ft. of above-ground living space, this property is designed with both comfort and style in mind. The main floor features a spacious dining room, a convenient 2-piece bathroom, and a beautifully crafted kitchen boasting maple cabinets, quartz countertops, and plenty of storage.

Upstairs, you'll find two generously sized bedrooms and a luxurious master suite with a 5-piece ensuite and a walk-in closet—a true retreat! The basement is a blank slate, ready for your vision, with a roughed-in bathroom and ample space to customize to your needs. Situated on its own lot, the home offers a large backyard and a side yard spacious enough to park your RV with ease. Built with an ICF party wall, you'll enjoy added privacy and peace of mind with exceptional sound insulation.

Don't miss this incredible opportunity—call your favorite REALTOR® to schedule your private viewing today!

Built in 2024

## Essential Information

MLS® #	A2182919
Price	\$422,000
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,977
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	5404 44 A Street
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 0G1

### **Amenities**

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Electric Range, Microwave Hood Fan
Heating	Central
Cooling	None, Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Level
Roof	Asphalt Shingle

Construction	Concrete, Wood Frame
Foundation	ICF Block

### **Additional Information**

Date Listed	December 9th, 2024
Days on Market	117
Zoning	Res

### **Listing Details**

Listing Office	REAL BROKER
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