

# \$435,000 - 5406 44a Street, Taber

MLS® #A2244171

**\$435,000**

3 Bedroom, 3.00 Bathroom, 1,984 sqft

Residential on 0.11 Acres

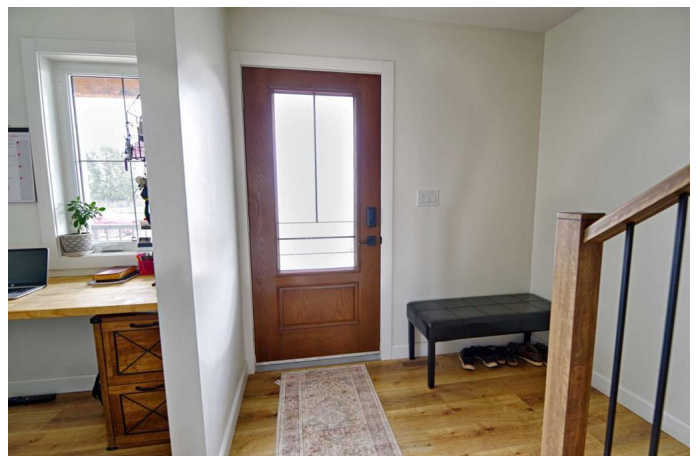
NONE, Taber, Alberta

Welcome to this beautifully built semi-detached home in the desirable Westview area of Taber. With nearly 2,000 square feet of living space above ground, this family-sized home offers both functionality and room to grow. The main floor features a spacious kitchen and dining area—perfect for gatherings—along with a convenient 2-piece bath and a cozy office nook near the front entrance. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and full ensuite, plus another full bathroom for added convenience. A concrete party wall between units provides excellent soundproofing, giving you the quiet and privacy you expect from a single-family home. The basement is roughed in for a bathroom and remains an open canvas ready for your personal touch. This home offers space, comfort, and lasting value in a great neighborhood.

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2244171  |
| Price      | \$435,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,984                  |
| Acres          | 0.11                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5406 44a Street |
| Subdivision | NONE            |
| City        | Taber           |
| County      | Taber, M.D. of  |
| Province    | Alberta         |
| Postal Code | T1G 0G1         |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Off Street, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                               |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | See Remarks                                                        |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer |
| Heating           | Forced Air                                                         |
| Cooling           | Central Air                                                        |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Electric                                                           |
| Has Basement      | Yes                                                                |
| Basement          | Full, Unfinished                                                   |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | None                                     |
| Lot Description   | Back Lane, Back Yard                     |
| Roof              | Asphalt Shingle                          |
| Construction      | Cement Fiber Board, Concrete, Wood Frame |
| Foundation        | ICF Block                                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 8               |
| Zoning         | R-2             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.