

# \$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 | 13              |
| Zoning         | R-2             |

### **Listing Details**

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

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