

# \$319,900 - 5301 52 Street, Taber

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MLS® #A2261165

## \$319,900

3 Bedroom, 2.00 Bathroom, 1,036 sqft

Residential on 0.15 Acres

NONE, Taber, Alberta

Welcoming to this charming home tucked away on a large lot within walking distance from schools and downtown. Inside you'll find an open kitchen/dining space with endless of potential. Updated lighting and appliance await the chef of the family. Follow the hardwood floor to the expansive living room, perfect for movie night and time with family. Down the hall, a 4pc bathroom and 2 bedrooms complete the main level. The fully finished lower level offers a large family room with the potential for a 4th bedroom, a gas fireplace for comfort, an oversized laundry room with freezer and shelving plus a 3pc bathroom and another bedroom. Enjoy time on the covered back deck while the kids play in the freshly fenced backyard where there's plenty of space for their toys and a garden. Having an alley also makes the perfect access for a garage or parking an RV. Whether you're looking for your first home or to downsize, this bungalow could be just what you've been waiting for. Plan to visit!



Built in 1952

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2261165  |
| Price      | \$319,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |             |
|----------------|-------------|
| Square Footage | 1,036       |
| Acres          | 0.15        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5301 52 Street |
| Subdivision | NONE           |
| City        | Taber          |
| County      | Taber, M.D. of |
| Province    | Alberta        |
| Postal Code | T1G 1M1        |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 2                                          |
| Parking        | Off Street, Concrete Driveway, Parking Pad |

### Interior

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | Laminate Counters, Sump Pump(s) |
| Appliances        | Other                           |
| Heating           | Forced Air, Natural Gas         |
| Cooling           | None                            |
| Fireplace         | Yes                             |
| # of Fireplaces   | 1                               |
| Fireplaces        | Gas, Basement                   |
| Has Basement      | Yes                             |
| Basement          | Full                            |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Other                                                        |
| Lot Description   | Back Lane, Back Yard, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding                                                 |
| Foundation        | Poured Concrete                                              |

### Additional Information

Date Listed September 30th, 2025

Days on Market 39

Zoning R-2

### **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE



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