

# \$319,000 - 5618 52 Street, Taber

MLS® #A2201538

**\$319,000**

4 Bedroom, 2.00 Bathroom, 1,148 sqft

Residential on 0.23 Acres

NONE, Taber, Alberta

Welcome to 5618 52nd street! This charming bungalow is in a mature neighbourhood just around the corner from schools and playgrounds. Featuring 2 bedrooms on the main floor with a 3rd currently used as an office but easily converted to a bedroom again, a sunken living room with large windows for natural light and the kitchen with dining area. The full basement offers laundry area, a large family room, another bedroom and large storage area where a 2pc bathroom is and canning room. Park under the carport for vehicle shelter or close it in for an attached garage. The fenced back yard of this 66'x150' lot is fenced, has a massive garden and even extra parking plus a detached garage for all your storage needs. The hot water tank was replaced in 2023, the electrical was upgraded in 2022, this home is move in ready!

Built in 1943

## Essential Information

MLS® #	A2201538
Price	\$319,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,148
Acres	0.23



Year Built	1943
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5618 52 Street
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 1L6

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached, Carport
# of Garages	3

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden
Lot Description	Few Trees, Front Yard, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R

### **Listing Details**

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE (TABER)

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