

# \$285,000 - 5305 56 Street, Taber

MLS® #A2261701

## \$285,000

3 Bedroom, 1.00 Bathroom, 963 sqft

Residential on 0.14 Acres

NONE, Taber, Alberta

This property boasts an excellent location and features a durable asphalt shingle roof. The exterior is enhanced by a combination of brick, wood siding, and stucco, complemented by PVC windows on the main level and original windows in the basement. A spacious front deck invites you to enjoy the outdoor space, while a concrete driveway offers convenient parking. The backyard is partially fenced and includes a large yard with ample space for building a garage. Inside, you will find three bedrooms conveniently located on the main floor. The flooring consists of laminate, carpet, and linoleum, providing a versatile and comfortable living environment. The kitchen is equipped with oak cabinets and includes a portable pantry. The main floor features a cozy gas fireplace, a full bathroom with a newer toilet and sink, and a coat closet at the entryway. The concrete basement houses a hot water tank installed in 2015 and offers plenty of crawl space storage along with cold storage options. This home is close to schools and will make great family home for a reasonable price.

Built in 1961

## Essential Information

MLS® # A2261701

Price \$285,000

Bedrooms 3



|                |             |
|----------------|-------------|
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 963         |
| Acres          | 0.14        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 5305 56 Street |
| Subdivision | NONE           |
| City        | Taber          |
| County      | Taber, M.D. of |
| Province    | Alberta        |
| Postal Code | T1G 1L8        |

### **Amenities**

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 4                                          |
| Parking        | Concrete Driveway, Off Street, Parking Pad |

### **Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Sump Pump(s)                                        |
| Appliances        | Freezer, Portable Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Hot Water, Standard                                                      |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Gas                                                                                  |
| Has Basement      | Yes                                                                                  |
| Basement          | Partial                                                                              |

### **Exterior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Paved, Standard Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                            |

|              |                            |
|--------------|----------------------------|
| Construction | Brick, Stucco, Wood Siding |
| Foundation   | Poured Concrete            |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 37                |
| Zoning         | R-2               |

**Listing Details**

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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