

# \$349,000 - 5313 39 Avenue, Taber

MLS® #A2221823

## \$349,000

3 Bedroom, 2.00 Bathroom, 891 sqft

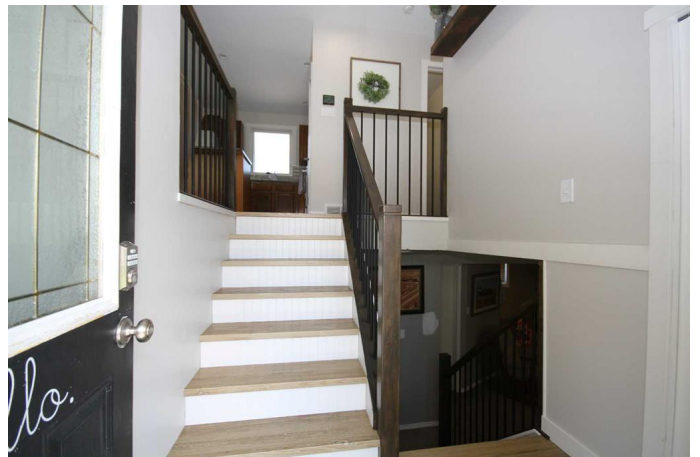
Residential on 0.12 Acres

NONE, Taber, Alberta

Experience the perfect blend of comfort and convenience in this beautifully maintained bi-level home, ideally located just moments from Westlake School. Nestled on a spacious lot along a serene street, this property offers a fully fenced and landscaped yard, creating a peaceful oasis for you and your family.

The generous outdoor space features RV parking, making it easy to accommodate your boat or trailer, while the thoughtfully designed garden boxes are perfect for anyone with a passion for gardening. With a lovely green space and park situated directly behind the home, children will enjoy easy access to play areas and a short walk to school. This residence has recently undergone numerous updates, ensuring a modern and inviting atmosphere. Highlights include a new roof, updated flooring, fresh paint, updated ceiling, pot lights, and a new hot water tank, providing peace of mind and enhancing the overall appeal.

As you step inside, youâ€™ll be greeted by elegant vinyl plank flooring that flows seamlessly throughout the main living areas. The kitchen boasts a spacious island, ideal for meal preparation and entertaining, along with a roomy dining area perfect for family gatherings. The main floor features two comfortable bedrooms and a well-appointed 4-piece bathroom. Venturing to the basement, youâ€™ll discover a large family room that offers plenty of space for relaxation and entertainment, as well as an additional



bedroom and a 3-piece bath. Plus, the laundry room provides ample storage space for all your needs. Donâ€™t miss the opportunity to make this charming home yours! Schedule a showing today and experience all it has to offer.

Built in 1982

**Essential Information**

MLS® #	A2221823
Price	\$349,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	891
Acres	0.12
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	5313 39 Avenue
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 1C6

**Amenities**

Parking Spaces	2
Parking	Off Street, RV Access/Parking

**Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Vinyl Windows, Laminate Counters
Appliances	Other

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn, Street Lighting, Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	May 16th, 2025
Days on Market	29
Zoning	R-2

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.