



**GRASSROOTS**  
REALTY GROUP

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**5406 42 Avenue  
Taber, Alberta**

**MLS # A2236609**



**\$295,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Pillar/Post/Pier

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RMH

**Utilities:** -

**Inclusions:** N/A

Check out this well-kept mobile home on its own lot in Taber! Offering 3 bedrooms and 2 full bathrooms—including a 4-piece ensuite—this home is designed for comfortable living. The sunken living room, vaulted ceiling, and abundant natural light create a bright, open atmosphere you’ll love coming home to. Recent upgrades include a brand new furnace and central air conditioning for year-round comfort. Outside, you’ll find a large shed with an overhead door and spray-foam insulated floor, perfect for storage or your favorite hobbies. Located just steps from Westlake School, this property is an excellent option for young families looking for convenience and value.