



GRASSROOTS
REALTY GROUP

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**6221 49 Street
Taber, Alberta**

MLS # A2252808



\$275,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,312 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Few Trees, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 2 sheds

Looking for Your First Home? Or perhaps a revenue property? This mobile home on it's own land is located on a quiet street on Taber's northside. This 3 bedroom, 2 bathroom home has been updated with paint and flooring and is nicely accented throughout with barnwood. The main living area is open and spacious and features a vaulted ceiling in the living room. The primary suite features a large walk-in closet and a 4 piece ensuite. Outside, you'll find a large deck, 2 sheds and a fully fenced yard. There is plenty of off-street parking in the front with additional parking in the back. The shingles were just replaced and the hot water tank is about 4 years old. This home is affordably priced making it ideal for first home buyers or as revenue property. Don't wait to call your Realtor and book your viewing today!