



GRASSROOTS
REALTY GROUP

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**6228 49 St
Taber, Alberta**

MLS # A2260951



\$175,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,052 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential Manufactured
Foundation:	None	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: gas heater, water filter system

Welcome to a place that feels like home the moment you arrive. This charming and well cared for mobile home offers a wonderful mix of comfort, practicality, and value. Inside, you'll find a bright and inviting space with 2 bedrooms that can easily be converted into 3, giving you the flexibility to grow or create the perfect office or hobby room. The modern 3-piece bathroom and air conditioning make everyday living easy and comfortable. The kitchen is warm and functional, offering plenty of room to cook, gather, and enjoy everyday family meals. Step outside and you'll quickly fall in love with the fully fenced yard. It's a private retreat where kids can play, pets can roam, or you can simply unwind. The beautiful deck is perfect for morning coffees, summer BBQs, or relaxing evenings under the stars. Two insulated sheds provide all the extra space you need for storage, projects, or hobbies. Located in Taber, this home is close to everything a family needs. Schools, parks, and shopping is all nearby and making it an ideal place to settle in and make memories. This is affordable living without compromise, and it's ready for you to move right in. Don't miss your chance to make it yours.