



**5403 42 Avenue S**  
**Taber, Alberta**

**MLS # A2286423**



**\$244,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Concrete Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	RMH
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Soaking Tub, Vaulted Ceiling(s)		

**Inclusions:** Fridge, stove, dishwasher, B/I microwave, washer, dryer, gas BBQ, 2 sheds

Welcome to this 1,200 sq ft mobile home on it's own lot! The open concept vaulted ceiling, living/kitchen/dining areas make it ideal for everyday living. On one end you'll find a nice size primary bedroom with ample closet space and a 4 pc ensuite with soaker tub. Off the living room is another bedroom with a built in desk that could be used as an office, down the hall you'll find the third bedroom and 4pc bathroom. Plenty of updates have been done throughout the home including paint from one end to the other, removing old skylights, and replacing shingles in 2023, water tank in 2024, a built in microwave installed, water taps, plumbing, commercial grade heat tape underneath and the list goes on. Enjoy the comfort of high efficient furnace, A/C, a covered deck to enjoy most seasons, a natural gas hook up for the BBQ, plenty of parking space in the back, 2 sheds and a fully landscaped yard. This home is a few steps from LT Westlake and not far from shopping centres as well. If you're in the market for an affordable place to call home, plan to visit this one!