

# \$175,000 - 6228 49 St, Taber

MLS® #A2260951

**\$175,000**

2 Bedroom, 1.00 Bathroom, 1,052 sqft

Residential on 0.14 Acres

NONE, Taber, Alberta

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.

Built in 1977

## Essential Information

MLS® #

A2260951



|                |                         |
|----------------|-------------------------|
| Price          | \$175,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,052                   |
| Acres          | 0.14                    |
| Year Built     | 1977                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6228 49 St     |
| Subdivision | NONE           |
| City        | Taber          |
| County      | Taber, M.D. of |
| Province    | Alberta        |
| Postal Code | T1G 1J4        |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Vinyl Windows                                                                     |
| Appliances        | Central Air Conditioner, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Satellite TV Dish |
| Heating           | Forced Air                                                                                         |
| Cooling           | Central Air                                                                                        |
| Basement          | None                                                                                               |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Garden, Private Yard, Storage |
| Lot Description   | Back Yard, Garden             |
| Roof              | Asphalt Shingle               |
| Construction      | Vinyl Siding                  |
| Foundation        | None                          |

### Additional Information

|                |                          |
|----------------|--------------------------|
| Date Listed    | September 30th, 2025     |
| Days on Market | 1                        |
| Zoning         | Residential Manufactured |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Real Estate Centre |
|----------------|--------------------|

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