



GRASSROOTS
REALTY GROUP

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7037 & 7049 48 Street
Taber, Alberta

MLS # A2331498



\$760,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	ENERGY STAR Qualified Equipment, Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 75
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC4
Foundation:	Piling(s)	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan		
Inclusions:	none		

Turnkey Investment Opportunity! Two modern manufactured homes with long-term tenants already in place, offering immediate rental income in a thriving, fast-growing community. Each home features 1,520 sq. ft. of well-designed living space with 3 bedrooms, 2 bathrooms, vaulted ceilings, and an open-concept layout. Spacious primary bedrooms include a full ensuite and walk-in closet. Each property also offers a fully fenced yard with a storage shed. Backing onto a park, green space, and pond, these homes provide an attractive setting that appeals to quality tenants. A rare opportunity to own a low-maintenance, income-producing property with excellent long-term investment potential. HOA Fees are \$75/Month per home