

\$449,900 - 202 James Avenue, Taber

MLS® #A2256775

\$449,900

4 Bedroom, 2.00 Bathroom, 1,962 sqft

Residential on 0.68 Acres

NONE, Taber, Alberta

Tucked on a generous .68-acre lot, this Triple E manufactured home offers the space and seclusion you've been hoping for"along with thoughtful updates that make it move-in ready. Step onto the covered deck and you'll instantly feel the calm of this setting, where the pace of life slows down and the views of the sunrise sets the tone for the day. Inside, the home opens into a bright, inviting floor plan with natural light pouring through. The new flooring adds fresh comfort underfoot, while the kitchen provides plenty of cabinet storage to keep everything within easy reach and a good sized pantry of the entrance allows for storage for extras. The family room centres around a natural gas fireplace"perfect for cozy evenings when the temperatures dip plus the living room adds extra space. Two full bathrooms mean mornings feel less hectic: one with a walk-in shower, the other with a deep corner soaker tub built for unwinding. And with four bedrooms, there's flexibility for everyone's needs"whether you're after a quiet office nook, guest retreat, or hobby space. Outdoors, the property is designed to be both functional and enjoyable. Underground sprinklers make lawn care low-maintenance, while the garden space is ready for everything from fresh tomatoes to summer blooms and it's easy to keep them thriving with seasonal yard water. Two sheds serve different needs: one for everyday tools, the other with an overhead door"ideal for storing a ride-on



mower, quad, or dirt bike.

The detached double garage (with in-floor heat) adds even more versatility—whether you’re into projects, need winter-protected parking, or simply want storage with room to spare. A 3,200-gallon cistern and septic system (both installed in 2000) round out the property’s infrastructure.

This is a home that balances easy living with practical upgrades, in a location that offers privacy without compromise. Once you see it, you’ll understand why it just feels right.

Built in 1994

Essential Information

MLS® #	A2256775
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,962
Acres	0.68
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	202 James Avenue
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G2E4

Amenities

Parking Spaces	6
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Private Entrance, Private Yard, Garden
Lot Description	Corner Lot, Lawn, Treed, Fruit Trees/Shrub(s), Many Trees, Seasonal Water, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block, Wood

Additional Information

Date Listed	September 17th, 2025
Days on Market	65
Zoning	RS

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (TABER)
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