



GRASSROOTS
REALTY GROUP

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**506 3rd Street NW
Manning, Alberta**

MLS # A2219503



\$69,999

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	896 sq.ft.	Age:	1989 (36 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Block, Wood	Utilities:	-
Features:	See Remarks		

Inclusions: three sheds

Priced for a quick sale! Here's a fantastic chance to enter the market at a reasonable price! This charming home offers an open-concept design that maximizes space and natural light. The spacious living room flows into the dining area and kitchen, making it ideal for entertaining. The layout includes two bedrooms, a four-piece bathroom, a laundry area, and a cold storage addition. Enjoy peace of mind with features like remote-access flood and temperature detectors. Outside, you'll find three sheds for extra storage and a large, fenced yard. Beautifully landscaped, there are shrubs, trees and perennials plants. A nicely sized side deck provides the perfect spot to relax with an iced tea or coffee. Recent updates include stylish vinyl plank flooring throughout and a new washer and dryer. Located in a family-friendly neighborhood, just steps from the playground, this property is a smart choice, whether you're looking for a renter investment or your first home. (Inside pictures of new flooring will be posted soon.) Seller is motivated!