



**GRASSROOTS**  
REALTY GROUP

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200 6th Avenue  
Manning, Alberta

MLS # A2243955



**\$184,500**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,404 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 1 Shed

Charming 1404 sq. ft. home featuring 3 bedrooms and a full 4 piece bathroom. Recent renovations and upgrades include updated flooring, fresh paint and a newer roof, giving this home a fresh and move-in ready feel. The property boasts a large single detached garage, a spacious partially fenced backyard offering privacy, and a generous shed for extra storage. Ideally located in the SE part of town, within walking distance to the new school and rec centre, while still being close to all downtown amenities. This home combines convenience, comfort and value!