



GRASSROOTS
REALTY GROUP

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**220 2nd Avenue SW
Manning, Alberta**

MLS # A2264429



\$139,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,037 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Lawn, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Wood Windows		

Inclusions: None

Charming 1037 sq. ft. bungalow built in 1964, located in a quiet southwest neighborhood near the river and walking paths. This well-kept home offers three bedrooms and a four-piece bath on the main floor, with a partially finished basement that includes an additional bedroom, full four-piece bath, and laundry area. The home sits on a spacious lot and half, providing plenty of room for outdoor enjoyment or future development. Recent updates include a new roof and hot water tank, giving buyers peace of mind. A great opportunity for a first-time buyer, downsizer or investor looking for a solid home in a peaceful setting within walking distance to downtown!