

1-833-477-6687 aloha@grassrootsrealty.ca

## 200 6th Avenue SE Manning, Alberta

MLS # A2266194



\$169,000

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

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Laminate, Linoleum Roof: **Condo Fee:** Asphalt Shingle **Basement:** LLD: Crawl Space, Partial Exterior: Zoning: Stucco, Vinyl Siding R2 Foundation: Piling(s), Poured Concrete **Utilities:** 

Features: Ceiling Fan(s)

Inclusions: Stove, Fridge, Washer, Dryer, 1 Shed, All Blinds and Window Coverings

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 schools and rec centre, while still being close to all downtown amenities. This home combines convenience, comfort and value!