



GRASSROOTS
REALTY GROUP

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**902 2B Street SE
Manning, Alberta**

MLS # A2279275



\$70,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,216 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Siding	Zoning:	MH-R
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Blinds

This 1995 Winalta mobile home located in the desirable Pinewood Estates Mobile Home Park. This three bedroom, two bath home offers a functional layout with a primary bedroom featuring an ensuite and walk-in closet. Situated on a rented lot with affordable lot rent of \$350.00 per month. Conveniently located close to the new school and the Manning Sports Complex. With rental demand high in the Manning area, this property presents an excellent opportunity for investors or affordable home ownership.