



**893029 Range Rd 232  
Manning, Alberta**

**MLS # A2296934**



**\$340,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Double Wide		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	11.79 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Cleared, Front Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	H-R1B
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub		

**Inclusions:** chicken coop and shed

Discover the perfect blend of country living and functionality on this beautiful 11.8-acre property. Featuring a well-maintained 1,520 sq ft, 20-wide mobile home, this residence offers space and a practical, open layout ideal for family living. The home is thoughtfully designed with comfortable living areas, a bright interior, and plenty of room to accommodate everyday life. The property is well set up for rural living and hobby farming, highlighted by a 24' x 40' detached garage—perfect for parking, storage, or use as a workshop. A large chicken coop provides an excellent opportunity for raising poultry, while an additional shed offers convenient storage for tools, equipment, and outdoor essentials. With 11.8 acres at your disposal, there is ample room for animals, gardening, recreational use, or future development. The dugout adds both practicality and natural appeal, serving as a water source for livestock or enhancing the scenic landscape. Surrounded by open space and peaceful views, this property offers privacy and a true country lifestyle while still providing all the key features needed for day-to-day living. Whether you're looking to start a hobby farm, enjoy more space, or simply escape the hustle and bustle, this versatile acreage presents a fantastic opportunity to make it your own.