



**GRASSROOTS**  
REALTY GROUP

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**#308 6th Avenue SE  
Manning, Alberta**

**MLS # A2123042**



**\$224,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,489 sq.ft.	<b>Age:</b>	1952 (72 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Street Lig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** None

Great house and location for a large family! The main part of the house was constructed in 2008, the home is all on one level with 4 bedrooms 2 1/2 baths in very good condition! Also in 2008 the remainder of the home was totally renovated to new condition giving a total living area of 2489 sq. ft. Features include laminate, and tile flooring, large living room, open concept kitchen dining room with new maple cabinets walk in pantry and large island, patio doors off dining area onto a large deck! It has a spacious master & ensuite, along with 2 other large bedrooms & bathroom! Back alley access to large 2 car heated attached garage, nicely landscaped yard with shrubs and trees, close to New schools, downtown and re-center!