



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

MLS # A2123042



\$224,500

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial, Unfinished	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	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!