



**408 3rd Street NW  
Manning, Alberta**

**MLS # A2127437**



**\$190,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,037 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 1 Shed, All Blinds

Looking for that perfect family home, look no further. This 1037 sq. ft. bungalow offers 4 bedrooms and 1.5 baths. This home has many recent upgrades including new windows, new shingles, front deck and sidewalk. The basement has new carpet, newer furnace and hot water heater. With the warm summers we have, the air conditioning will offer great relief as well. The primary bedroom has a 2 piece ensuite. The yard has been nicely landscaped front and back offering a fire pit, fenced yard, fruit trees and raspberry bushes along with a garden area. Back alley access with parking in the back. Great quiet location for a young family starting out or an older couple wanting to downsize. Call today to book your showing.