



GRASSROOTS
REALTY GROUP

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**420 3rd Street NE
Manning, Alberta**

MLS # A2176021



\$255,500

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,171 sq.ft. | Age: | 1985 (40 yrs old) |
| Beds: | 6 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Single Garage Detached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Garden, Landscaped | | |

| | | | |
|--------------------|---------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Pantry | | |

Inclusions: N/A

REDUCED!! This fully finished 1171 sq. ft. home is perfect for the growing family. With 6 bedrooms and 2.5 baths offering lots of space. Some recent upgrades include new vinyl plank flooring throughout the basement along with new window inserts in the basement and a new front window upstairs. The back yard is all landscaped and fenced with garden area, fruit trees and lots of perennials. 18 x 28 detached garage with overhead auto door, insulated and heated with natural gas furnace is perfect for your vehicle in the winter. Entrance to the garage is off the back alley and offers additional parking spaces beside it. Located close to the hospital and splash park.