



**214 3rd Avenue SW
Manning, Alberta**

MLS # A2189068



\$210,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,143 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

A wonderful place to call home – this charming bungalow is near the heart of downtown Manning. Just steps from shopping, walking trails, and a playground, the location offers both convenience and tranquility. Upon entering, you're greeted by a spacious entryway with in-floor heating, which leads up to the main living area, featuring a bright south facing living room filled with natural light. The combined kitchen and dining area, two bedrooms, and a four-piece bathroom complete the upper level. The lower level boasts a partially finished basement, offering a large family room, a third bedroom, a three-piece bathroom with laundry and a dedicated storage area. The attached double garage with in-floor heat and two overhead doors, provides ample space for parking and workspace needs. Recent updates include a new hot water tank and asphalt shingles. This home perfectly blends comfort, practicality and location.