



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

**MLS # A2189068**



**\$210,000**

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

<b>Heating:</b>	In Floor, Forced Air, Natural Gas
<b>Floors:</b>	Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** none

A wonderful place to call home &ndash; 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.