



**202, 4th Avenue NE  
Manning, Alberta**

**MLS # A2196782**



**\$60,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home		
<b>Size:</b>	1,148 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot, Fruit Trees/Shrub(s), Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Shed

1974 14' X 72' Ambassador Mobile Home with 10x14 Addition on a 70x94 lot! Home has 3 bedrooms, 2 full baths, master bedroom comes with ensuite! Some improvements have been made including new windows, flooring, paint and newer hot water tank and furnace! Located on a corner lot with new fence and nicely landscaped lot with apple trees! Close to the high School and Hospital! Priced for a first time home buyer or great for an investment property!