



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

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107 108 109 110, 312 3rd Avenue NW  
Manning, Alberta

MLS # A2208197



**\$250,000**

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	1,877 sq.ft.	Age:	-
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: n/a

This 1 1/2 story 4-plex has 4 identical units each containing 1 bedroom lofts and 1 bathroom. All 4 units share a common laundry room. The patio doors lead to the south facing deck for all units. Nicely landscaped yard with individual parking. Centrally located in the Town of Manning off Highway #35.