



**GRASSROOTS**  
REALTY GROUP

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**316 5th Avenue SE  
Manning, Alberta**

**MLS # A2211498**



**\$93,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,208 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Wood Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** n/a

A perfect home for the first time buyer, family or investor! It is located just steps away from the schools. This home features 3 bedrooms, 1 1/2 bathrooms, open kitchen, dining and living room area, large living room with a cozy wood fireplace and back deck. The back yard is accessible through the back alley to the detached garage.