

**220 2nd Avenue SW
Manning, Alberta****MLS # A2264429****\$139,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,037 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Lawn, Level, Street Lighting		

Heating: Forced Air, Natural Gas**Floors:** Carpet, Linoleum**Roof:** Asphalt Shingle**Basement:** Full**Exterior:** Vinyl Siding**Foundation:** Poured Concrete**Features:** Wood Windows**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R1**Utilities:** -**Inclusions:** None

Charming 1037 sq. ft. bungalow built in 1964, located in a quiet southwest neighborhood near the river and walking paths. This well-kept home offers three bedrooms and a four-piece bath on the main floor, with a partially finished basement that includes an additional bedroom, full four-piece bath, and laundry area. The home sits on a spacious lot and half, providing plenty of room for outdoor enjoyment or future development. Recent updates include a new roof and hot water tank, giving buyers peace of mind. A great opportunity for a first-time buyer, downsizer or investor looking for a solid home in a peaceful setting within walking distance to downtown!