

**200 6th Avenue SE
Manning, Alberta**

MLS # A2266194



\$169,000

Division: NONE

Type: Residential/House

Style: Bungalow

Size: 1,404 sq.ft. **Age:** 1960 (66 yrs old)

Beds: 3 **Baths:** 1

Garage: Driveway, Single Garage Detached

Lot Size: 0.22 Acre

Lot Feat: Corner Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Crawl Space, Partial

LLD: -

Exterior: Stucco, Vinyl Siding

Zoning: R2

Foundation: Piling(s), Poured Concrete

Utilities: -

Features: Ceiling Fan(s)

Inclusions: Stove, Fridge, Washer, Dryer, 1 Shed, All Blinds and Window Coverings

This seller is motivated to sell his charming 1404 sq. ft. home featuring 3 bedrooms and a full 4 piece bathroom. Recent renovations and upgrades include updated flooring, fresh paint and a newer roof, giving this home a fresh and move-in ready feel. The property boasts a large single detached garage, a spacious partially fenced backyard offering privacy, and a generous shed for extra storage. Ideally located in the SE part of town, within walking distance to the new schools and rec centre, while still being close to all downtown amenities. This home combines convenience, comfort and value!