

**220 2nd Avenue SW  
Manning, Alberta**

**MLS # A2264429**



**\$139,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,037 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Garden, Lawn, Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Wood Windows		

**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!