

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

**MLS # A2266194**

**\$169,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,404 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Corner Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Crawl Space, Partial

**Exterior:** Stucco, Vinyl Siding

**Foundation:** Piling(s), Poured Concrete

**Features:** Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**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!