

**303 4th Avenue SW  
Manning, Alberta**

**MLS # A2296406**



**\$295,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.43 Acre		
<b>Lot Feat:</b>	Back Lane, Creek/River/Stream/Pond, Few Trees, Garden, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** All out buildings

Here is your chance to own River Front Property on the Notikewin River in the town of Manning Ab. This large over sized lot comes with a 2008 Triple M Housing 20' x 76' Modular Home in like new condition! The property also has a metal clad 24' x 30' garage with an attached addition for extra storage! There is a garden area with lots of ornamental & fruit trees and bushes! Sit on the deck and listen to the river running by with lots of birds, wildlife and privacy all this with just short walk to downtown, Pool & walking paths!