

**221 2nd Avenue SW  
Manning, Alberta**

**MLS # A2305497**



**\$174,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	832 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<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>	Ceiling Fan(s), Open Floorplan		

**Inclusions:** N/A

Welcome to this charming, move-in ready home located in the heart of Manning! Offering 832 sq. ft. of thoughtfully updated living space, this 2 bedroom, 1 full bathroom home is perfect for first time buyers, downsizers, or investors. Step inside to an inviting open-concept layout that seamlessly connects the kitchen, dining and living areas ideal for everyday living and entertaining. The home has been tastefully renovated, allowing you to settle in with ease and enjoy right away. The partially finished basement adds valuable extra space, featuring an additional bedroom, cozy rumpus room, large storage area and a cold room, perfect for preserving garden harvests or extra pantry storage. Outside, you will find a spacious, beautifully landscaped yard with plenty of room to relax, garden or entertain. There is also great potential to build a garage if desired, making this property even more versatile. Conveniently located close to scenic walking paths, the river and all downtown amenities, this home offers both comfort and convenience in a fantastic location. Don't miss your opportunity to own this well maintained affordable home in Manning.