

**101 7th Avenue SE  
Manning, Alberta**

**MLS # A2306261**



**\$75,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** shed

Nestled in a peaceful corner against the hill, this charming three-bedroom, one bathroom mobile offers a true sense of home. The front living area flows into the kitchen and a roomy dining space, perfect for everyday living. A thoughtful addition adds extra room for a family space or hobbies. Enjoy the partially fenced yard and handy storage shed.