

222 3rd Avenue SW
Manning, Alberta

MLS # A2337473



\$325,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,288 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: N/A

Welcome to this well-located 1288 sq. ft. home in a desirable neighborhood, just minutes from downtown and close the river and walking paths. Built in 1973, this home has seen numerous updates over the years, including a renovated kitchen with an open concept layout that creates a bright and inviting space for everyday living and entertaining. The property features a detached double garage built in 2015, fully tin-clad on the interior for a durable and low-maintenance finish. The furnace and hot water tank were replaced in 2015., all new triple pane windows were installed in 2000 throughout the entire upstairs, along with the deck being redone approximately two years ago. Shingles have also been replaced, providing added peace of mind for the new owners. This is a great opportunity in a sought-after location with many of the important updates already taken care of.