

206 2nd Avenue SW
Manning, Alberta

MLS # A2350561



\$145,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	768 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks		

Inclusions: shed, window coverings, mounted TV, electric fire place

This could be the start you've been looking for- it simply feels like home! From the moment you walk through the door, you'll appreciate the warm and cozy atmosphere this home has to offer. The main level features a spacious yet comfortable living room, a dedicated dining area, and a lovely kitchen with plenty of workspace. Two bedrooms and a four-piece bathroom complete the main floor. Downstairs, you'll find a comfortable family room, an additional bedroom with a walk-in closet, and plenty of storage space. Recent updates include vinyl plank flooring throughout the main level, new appliances, a new toilet, pedestal sink and vanity, two exterior doors, freshly painted basement walls, siding, and shingles. Previous updates include the windows, furnace in 2018, and hot water tank in 2019. Enjoy your morning coffee on the large front deck while taking in the morning sun from the east. The fenced yard provides a great space for kids and pets to play, with room to enjoy gardening and the outdoors. A single detached garage adds even more versatility, whether you need parking, storage, a workshop or hobby space. Whether you're a first-time buyer, looking to downsize, or simply searching for an affordable place to call your own, this welcoming home in an established neighborhood is well worth a look!