

**316 8th Ave SE**  
**Manning, Alberta**

**MLS # A1259320**



**\$97,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** None

2002 Mobile home on its own lot! Comes with 3 bedroom 2 full baths, with oak cupboards and lots of counter space, with open concept kitchen, dining & living room 2 bedrooms are on one end with full bathroom and the Master bedroom is on the other end with large ensuite! Large covered deck off main entry way with back alley access for parking! Located close to the rec-centre and elementary schools! New Appliances recently!