

**414 3rd Street NW
Manning, Alberta**

MLS # A2082105



\$210,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,024 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Landscaped		

Heating: Forced Air, Natural Gas

Water: -

Floors: Hardwood, Laminate, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Stucco, Vinyl Siding

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: Jetted Tub, Pantry

Inclusions: shed

Don't miss out on this lovely family home! It has a comfortable-sized front entryway with hardwood stairs leading you both up and down. The kitchen faces south and has a side pull-out pantry with a good-sized dining area facing the back deck. Two average-sized bedrooms are on the main floor with a beautifully updated 4-piece bathroom and jacuzzi tub. The basement boasts plenty of space in the family room, just perfect for family movie nights or watching games with friends. There is also a third bedroom, 3-piece bathroom, and laundry room. The welcoming sunroom with large windows looking out into the backyard is a beautiful retreat to just sit and relax after a busy day. This home has had several recent updates including the asphalt shingles, deck boards replaced, new hot water tank, crown molding and trim with the vinyl plank flooring in the kitchen, central a/c, and the modern 4-piece bathroom. The yard is fully landscaped and fenced. Parking in the single detached, heated garage, you will always have a warm vehicle on those cold and frosty winter days. Eager to sell! Book your viewing today!