

207 5 Avenue SE  
Manning, Alberta

MLS # A2127353



**\$170,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	884 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** 2 Fridges, 2 Stoves, Portable Dishwasher, 1 Ceiling Fan, 1 Green House, All Blinds & Window Coverings, 1 Shed

Welcome to your serene retreat in the heart of Manning, Alberta! Nestled in this charming small town, this property offers the epitome of tranquility with a hint of joyous charm. Boasting four spacious bedrooms, it's an ideal haven for families or those seeking ample space for guests. As you step into the expansive backyard, you're greeted by an oasis of greenery and space—a haven for outdoor gatherings, children's playtime, or simply basking in the peaceful ambiance. Whether it's morning coffee amidst chirping birds or evening barbecues under the vast Alberta sky, this backyard is your private sanctuary for creating cherished memories. This home promises a haven of quietude, away from the hustle and bustle of city life. Each room invites you to unwind in comfort, with ample natural light and cozy interiors that exude warmth. Whether you're curling up with a book in the living room or preparing a delicious meal in the spacious kitchen, every corner of this home radiates a sense of contentment and relaxation. Perfectly situated in a serene neighborhood, yet conveniently close to local amenities, this property offers the best of both worlds. Here, you can savor the tranquility of small-town living while still enjoying easy access to shops, schools, and community events. If you're dreaming of a peaceful haven to call home, look no further. Welcome to your slice of happiness in Manning, Alberta—where quietude meets joy in perfect harmony.