

**421 2nd Street NE
Manning, Alberta**

MLS # A2211946



\$99,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	782 sq.ft.	Age:	1961 (64 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Electric, Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: two sheds, window coverings

Welcome to this great opportunity for first-time buyers, investor or anyone looking for an affordable property in a great location! This charming and well-maintained bungalow features 2 bedrooms, 1 bathroom and a spacious fenced back yard. The main floor offers a practical kitchen/ dining and living room space filled with plenty of natural light. Past upgrades include the kitchen cabinets, bathroom, flooring, wiring, plumbing, windows, outside doors, and tin roof. Recent updates include the fencing and decks. It has a lovely, landscaped yard with flowers, back deck and a good-sized shed. Close to the High School, Hospital, splash park and playground.