

**200 6th Avenue SE
Manning, Alberta**

MLS # A2266194



\$169,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,404 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R2
Foundation:	Piling(s), Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Stove, Fridge, Washer, Dryer, 1 Shed, All Blinds and Window Coverings

This seller is motivated to sell his charming 1404 sq. ft. home featuring 3 bedrooms and a full 4 piece bathroom. Recent renovations and upgrades include updated flooring, fresh paint and a newer roof, giving this home a fresh and move-in ready feel. The property boasts a large single detached garage, a spacious partially fenced backyard offering privacy, and a generous shed for extra storage. Ideally located in the SE part of town, within walking distance to the new schools and rec centre, while still being close to all downtown amenities. This home combines convenience, comfort and value!