

902 2B Street SE  
Manning, Alberta

MLS # A2279275



**\$70,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Mobile Home-Double Wide	
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b> 1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Off Street	
<b>Lot Size:</b>	0.12 Acre	
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	MH-R
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan		
<b>Inclusions:</b>	Fridge, Stove, Dishwasher, Washer, Dryer, All Blinds		

This 1995 Winalta mobile home located in the desirable Pinewood Estates Mobile Home Park. This three bedroom, two bath home offers a functional layout with a primary bedroom featuring an ensuite and walk-in closet. Situated on a rented lot with affordable lot rent of \$350.00 per month. Conveniently located close to the new school and the Manning Sports Complex. With rental demand high in the Manning area, this property presents an excellent opportunity for investors or affordable home ownership.