

**304 6th Avenue SE  
Manning, Alberta**

**MLS # A2149968**



**\$240,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,291 sq.ft.	<b>Age:</b>	1991 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** 2 sheds

Welcome to this affordable family home! The one thing we can all appreciate is its desirable location! You will want to see this 4-bedroom bungalow which is just steps away to the schools, playground equipment and downtown shopping area. Even though there is work to done by the new owner and some tlc, the main floor will be sure to impress you with the large entryway, main floor laundry and the open kitchen, dining area with large windows which light up the space, opening out to the south facing street. The living room is a generous size with lots of room for that bit TV. The large primary bedroom on the main level has a his/her closet and 4-piece ensuite and 2 more spacious bedrooms. Stepping down to the lower level you will find a huge family room space, another 4-piece bathroom and an additional bedroom that could be portioned off and made into two sleeping rooms. There is plenty of space in the storage room for all you supplies. Some completed updates include the laminate flooring in the 3 bedrooms on the main level, some fresh painting, shingles in 2021 and the dishwasher. It is well worth the look!