

**121 2nd Avenue SW  
Manning, Alberta**

**MLS # A2171093**



**\$109,121**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,493 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.46 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Lawn		

**Heating:** Hot Water

**Floors:** Carpet, Laminate

**Roof:** Tar/Gravel

**Basement:** Partial, Unfinished

**Exterior:** Brick

**Foundation:** Block, Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-3

**Utilities:** -

**Inclusions:** n/a

This property is ideally located just one block from the Notikewin River and as well one block from downtown, offering both convenience and scenic surroundings. The property, which needs some tlc, includes two distinct areas: a three-bedroom residence and a separate office area with an attached garage. The residence features a two-story portion with an undeveloped basement. The main floor consists of a larger living room area, with a dining room and kitchen. Upstairs there are three spacious bedrooms and a full four-piece bathroom. The office area is in the single -story section of the property. It includes a two-piece bathroom, a bonus room, and direct access to the attached garage. Sitting on the large lot, the property boasts a fully fenced backyard and the added benefit of a detached garage, offering additional parking or storage space.