

**202, 4th Avenue NE
Manning, Alberta**

MLS # A2196782



\$60,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home		
Size:	1,148 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s), Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R2
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Shed

1974 14' X 72' Ambassador Mobile Home with 10x14 Addition on a 70x94 lot! Home has 3 bedrooms, 2 full baths, master bedroom comes with ensuite! Some improvements have been made including new windows, flooring, paint and newer hot water tank and furnace! Located on a corner lot with new fence and nicely landscaped lot with apple trees! Close to the high School and Hospital! Priced for a first time home buyer or great for an investment property!