



GRASSROOTS
REALTY GROUP

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322 7th Avenue SE
Manning, Alberta

MLS # A2323662



\$90,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	972 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.31 Acre		
Lot Feat:	Corner Lot		

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

Inclusions: N/A

Welcome to this charming 972 sq. ft. bungalow situated on a spacious double lot in the heart of Manning. Built in 1955, this home features 3 bedrooms and 4 piece bathroom, making it an excellent option for first-time buyers, small families or investors. Located directly across the street from Manning's new K-12 school, this property offers unmatched convenience for families with school-aged children. Recent improvements include several newer windows and large metal fence that fully surrounds the property. Outside you will find a detached 18 x 24 singled car garage along with plenty of yard space for gardening, recreation or future development possibilities. The double lot offers room to grow while maintaining a comfortable residential setting. With its prime location, practical layout and strong rental potential, this property present an excellent investment opportunity or affordable place to call home,.