



GRASSROOTS
REALTY GROUP

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420 3rd Street NE
Manning, Alberta

MLS # A2331918

\$225,000



Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,171 sq.ft.	Age:	1985 (41 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Slab, Wood

Features: Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: shed

Looking for a family home with great bones and the opportunity to make it your own? This charming bi-level offers a functional floor plan, generous living space, and endless potential to create the home you've always envisioned. The main level features three bedrooms, including a spacious primary bedroom with a convenient 2-piece ensuite, along with a bright and welcoming living area. Downstairs, you'll find three additional bedrooms, a renovated 3-piece bathroom, a laundry and utility room, ample storage, and a large family room-perfect for entertaining, movie nights, a games room, or a children's play area. Recent updates include new window inserts on the east-facing main floor windows, as well as basement renovations featuring luxury vinyl plank flooring, new baseboards and trim, and the updated 3-piece bathroom. Step outside to enjoy the fully fenced backyard, offering privacy and plenty of space for gardening, relaxing, or harvesting your own raspberries, saskatoon berries, crab apples, and plums. Completing the property is a 28' x 18' detached garage, providing excellent space for parking, storage, or a workshop. Don't miss the opportunity to add your personal style and make this wonderful family home your own. Call or text today to book your private viewing!