

\$210,000 - 214 3rd Avenue Sw, Manning

MLS® #A2189068

\$210,000

3 Bedroom, 2.00 Bathroom, 1,143 sqft
Residential on 0.14 Acres

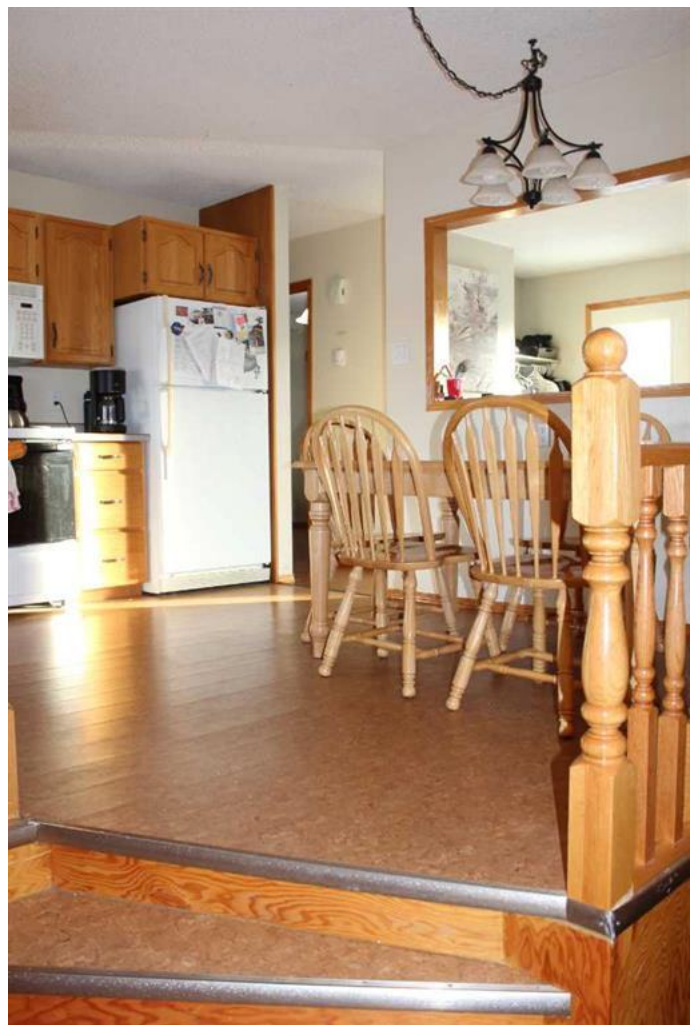
NONE, Manning, Alberta

A wonderful place to call home – this charming bungalow is near the heart of downtown Manning. Just steps from shopping, walking trails, and a playground, the location offers both convenience and tranquility. Upon entering, you’re greeted by a spacious entryway with in-floor heating, which leads up to the main living area, featuring a bright south facing living room filled with natural light. The combined kitchen and dining area, two bedrooms, and a four-piece bathroom complete the upper level. The lower level boasts a partially finished basement, offering a large family room, a third bedroom, a three-piece bathroom with laundry and a dedicated storage area. The attached double garage with in-floor heat and two overhead doors, provides ample space for parking and workspace needs. Recent updates include a new hot water tank and asphalt shingles. This home perfectly blends comfort, practicality and location.

Built in 1977

Essential Information

MLS® #	A2189068
Price	\$210,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,143



Acres	0.14
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	214 3rd Avenue Sw
Subdivision	NONE
City	Manning
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H 2M0

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, In Floor
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 26th, 2025
Days on Market	46
Zoning	R1

Listing Details

Listing Office

Grassroots Realty Group Ltd.



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.