

**302 6th Avenue SE**  
**Manning, Alberta**

**MLS # A2035284**



**\$199,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	900 sq.ft.	<b>Age:</b>	1964 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, See Remarks		

**Inclusions:** none

Located on a quiet street just one block to the school and downtown core, this recently renovated home is perfect for the whole family! This home boasts an open floor plan with plenty of natural lighting. Many of the new updates include new kitchen cabinets and tiled backsplash, electric stove, vinyl plank flooring on the main level and in part of the basement, shingles, stippled ceiling, plumbed entryway for washing machine and electrical. Past updates are the windows, dishwasher, exterior doors electric hot water heater and the flooring in the family room and one bedroom in the basement. The basement is mostly finished with a 3-piece bathroom and laundry area.