

# \$255,500 - 420 3rd Street Ne, Manning

MLS® #A2176021

**\$255,500**

6 Bedroom, 3.00 Bathroom, 1,171 sqft

Residential on 0.16 Acres

NONE, Manning, Alberta

REDUCED!! This fully finished 1171 sq. ft. home is perfect for the growing family. With 6 bedrooms and 2.5 baths offering lots of space.

Some recent upgrades include new vinyl plank flooring throughout the basement along with new window inserts in the basement and a new front window upstairs. The back yard is all landscaped and fenced with garden area, fruit trees and lots of perennials. 18 x 28 detached garage with overhead auto door, insulated and heated with natural gas furnace is perfect for your vehicle in the winter. Entrance to the garage is off the back alley and offers additional parking spaces beside it. Located close to the hospital and splash park.

Built in 1985

## Essential Information

MLS® #	A2176021
Price	\$255,500
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,171
Acres	0.16
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bi-Level



Status	Active
--------	--------

## Community Information

Address	420 3rd Street Ne
Subdivision	NONE
City	Manning
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H 2M0

## Amenities

Parking Spaces	1
Parking	Off Street, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Pantry
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 29th, 2024
Days on Market	316
Zoning	R2

## Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.