

# \$249,900 - 420 3rd Street Ne, Manning

MLS® #A2176021

**\$249,900**

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          | \$249,900   |
| 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 | 345                |
| Zoning         | R2                 |

## Listing Details

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

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