

# \$170,000 - 207 5 Avenue Se, Manning

MLS® #A2127353

**\$170,000**

4 Bedroom, 2.00 Bathroom, 884 sqft

Residential on 0.14 Acres

NONE, Manning, Alberta

Welcome to your serene retreat in the heart of Manning, Alberta! Nestled in this charming small town, this property offers the epitome of tranquility with a hint of joyous charm.

Boasting four spacious bedrooms, it's an ideal haven for families or those seeking ample space for guests. As you step into the expansive backyard, you're greeted by an oasis of greenery and space—a haven for outdoor gatherings, children's playtime, or simply basking in the peaceful ambiance.

Whether it's morning coffee amidst chirping birds or evening barbecues under the vast Alberta sky, this backyard is your private sanctuary for creating cherished memories.

This home promises a haven of quietude, away from the hustle and bustle of city life. Each room invites you to unwind in comfort, with ample natural light and cozy interiors that exude warmth. Whether you're curling up with a book in the living room or preparing a delicious meal in the spacious kitchen, every corner of this home radiates a sense of contentment and relaxation.

Perfectly situated in a serene neighborhood, yet conveniently close to local amenities, this property offers the best of both worlds. Here, you can savor the tranquility of small-town living while still enjoying easy access to shops, schools, and community events.

If you're dreaming of a peaceful haven to call home, look no further. Welcome to your slice of happiness in Manning, Alberta—where quietude meets joy in perfect harmony.



Built in 1965

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2127353    |
| Price          | \$170,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 884         |
| Acres          | 0.14        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 207 5 Avenue Se            |
| Subdivision | NONE                       |
| City        | Manning                    |
| County      | Northern Lights, County of |
| Province    | Alberta                    |
| Postal Code | T0H2M0                     |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

**Interior**

|                   |                |
|-------------------|----------------|
| Interior Features | Storage        |
| Appliances        | Washer/Dryer   |
| Heating           | Forced Air     |
| Cooling           | None           |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

**Exterior**

|                   |        |
|-------------------|--------|
| Exterior Features | Garden |
|-------------------|--------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Back Yard, Cul-De-Sac    |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2024 |
| Days on Market | 475              |
| Zoning         | R2               |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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