

# \$269,900 - 420 3rd Street Ne, Manning

MLS® #A2176021

**\$269,900**

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	\$269,900
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 218  
Zoning R2

### Listing Details

Listing Office RE/MAX Grande Prairie

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