

# \$49,000 - 202, 4th Avenue Ne, Manning

MLS® #A2196782

## \$49,000

3 Bedroom, 2.00 Bathroom, 1,148 sqft

Residential on 0.15 Acres

NONE, Manning, Alberta

1974 14' X 72' Ambassador Mobile Home with 10x14 Addition on a 70x94 lot! Home has 3 bedrooms, 2 full baths, master bedroom comes with ensuite! Some improvements have been made including new windows, flooring, paint and newer hot water tank and furnace! Located on a corner lot with new fence and nicely landscaped lot with apple trees! Close to the high School and Hospital! Priced for a first time home buyer or great for an investment property!

Built in 1974

## Essential Information

MLS® #	A2196782
Price	\$49,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,148
Acres	0.15
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Mobile
Status	Active

## Community Information

Address 202, 4th Avenue Ne



Subdivision	NONE
City	Manning
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H2M0

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Landscaped, Lawn, Street Lighting, Corner Lot, Fruit Trees/Shrub(s)
Roof	Metal
Construction	Aluminum Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	72
Zoning	R2

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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