

# \$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	60
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.