

# \$69,999 - 506 3rd Street Nw, Manning

MLS® #A2219503

**\$69,999**

2 Bedroom, 1.00 Bathroom, 896 sqft

Residential on 0.16 Acres

NONE, Manning, Alberta

Priced for a quick sale! Hereâ€™s a fantastic chance to enter the market at a reasonable price! This charming home offers an open-concept design that maximizes space and natural light. The spacious living room flows into the dining area and kitchen, making it ideal for entertaining. The layout includes two bedrooms, a four-piece bathroom, a laundry area, and a cold storage addition. Enjoy peace of mind with features like remote-access flood and temperature detectors. Outside, youâ€™ll find three sheds for extra storage and a large, fenced yard. Beautifully landscaped, there are shrubs, trees and perennials plants. A nicely sized side deck provides the perfect spot to relax with an iced tea or coffee. Recent updates include stylish vinyl plank flooring throughout and a new washer and dryer. Located in a family-friendly neighborhood, just steps from the playground, this property is a smart choice, whether youâ€™re looking for a renter investment or your first home. (Inside pictures of new flooring will be posted soon.) Seller is motivated!

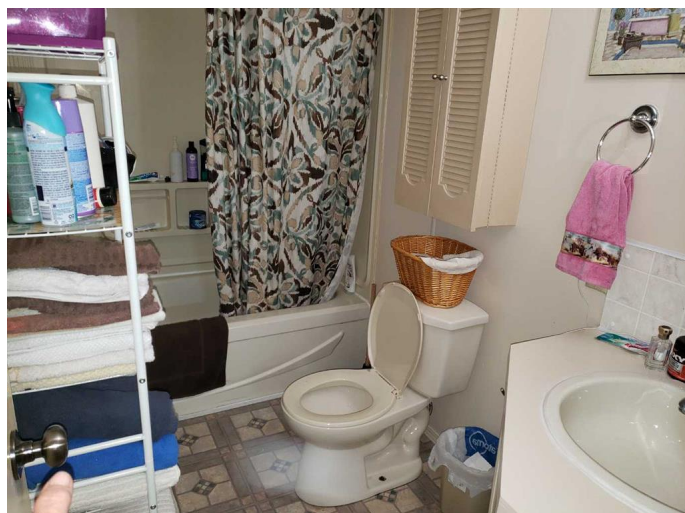
Built in 1989

## Essential Information

MLS® # A2219503

Price \$69,999

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	896
Acres	0.16
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	506 3rd Street Nw
Subdivision	NONE
City	Manning
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H 2M0

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Block, Wood

### Additional Information

Date Listed	May 12th, 2025
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Days on Market 38

Zoning R1

## **Listing Details**

Listing Office Grassroots Realty Group Ltd.

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