

# \$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 | 71                  |
| Zoning         | R2                  |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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