

# \$294,400 - 608 3rd Street Nw, Manning

MLS® #A2195330

## \$294,400

5 Bedroom, 3.00 Bathroom, 1,181 sqft

Residential on 0.18 Acres

NONE, Manning, Alberta

This 1181 sq. ft. home is completely finished and has everything a family needs. Open concept kitchen, with large eating island, dining area and living room all available from one area. It offers 5 bedrooms and 3 baths, fully finished basement with in floor heating, fenced back yard with two tier deck. The yard is pristine and landscaped beautifully with underground sprinkler system, small garden and lots of beautiful trees and plants. There is room in the back alley allowing for RV parking or for more vehicles if needed. Located close to the skate park and playground.

Built in 2005

## Essential Information

MLS® #	A2195330
Price	\$294,400
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,181
Acres	0.18
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information



Address	608 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, Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Fire Pit
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	February 16th, 2025
Days on Market	75
Zoning	R-1

### **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.