

\$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!

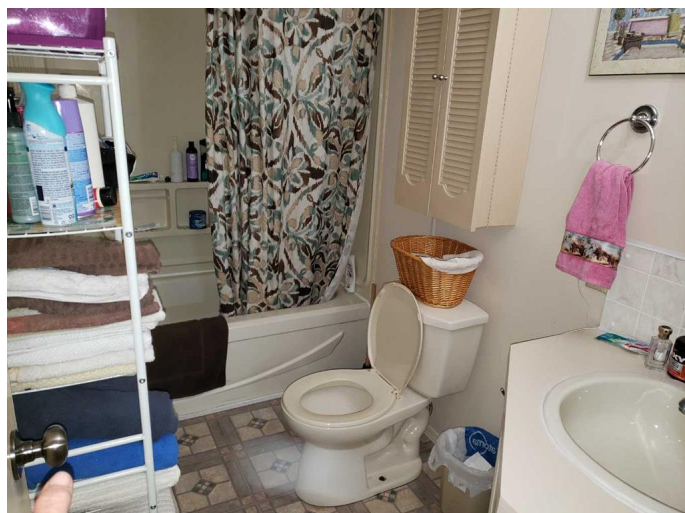
Built in 1989

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	3
Zoning	R1

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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