

# \$35,000 - 304 8 Avenue Se, Manning

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MLS® #A2265610

## \$35,000

3 Bedroom, 1.00 Bathroom, 942 sqft

Residential on 0.14 Acres

NONE, Manning, Alberta

This property is ideally located just one block to the Manning Sports Center and near the two schools. The home, which is in of tlc and perfect for the handyman, offers three bedrooms, a bathroom, kitchen, dining and living room. There is a spacious entryway that provides plenty of space to get on and off your boots and hand your coat.



Built in 1960

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265610    |
| Price          | \$35,000    |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 942         |
| Acres          | 0.14        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 304 8 Avenue Se            |
| 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 |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Partial, Unfinished                                    |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | None                  |
| Lot Description   | Back Yard             |
| Roof              | Asphalt               |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete, Wood |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 19                 |
| Zoning         | R2                 |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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