

# \$194,500 - 200 6th Avenue, Manning

MLS® #A2243955

**\$194,500**

3 Bedroom, 1.00 Bathroom, 1,404 sqft

Residential on 0.22 Acres

NONE, Manning, Alberta

Charming 1404 sq. ft. home featuring 3 bedrooms and a full 4 piece bathroom. Recent renovations and upgrades include updated flooring, fresh paint and a newer roof, giving this home a fresh and move-in ready feel. The property boasts a large single detached garage, a spacious partially fenced backyard offering privacy, and a generous shed for extra storage. Ideally located in the SE part of town, within walking distance to the new school and rec centre, while still being close to all downtown amenities. This home combines convenience, comfort and value!

Built in 1960

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243955    |
| Price          | \$194,500   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,404       |
| Acres          | 0.22        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                            |
|-------------|----------------------------|
| Address     | 200 6th Avenue             |
| Subdivision | NONE                       |
| City        | Manning                    |
| County      | Northern Lights, County of |
| Province    | Alberta                    |
| Postal Code | T0H 2M0                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | See Remarks                                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Basement          | None                                              |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Corner Lot           |
| Roof              | Asphalt Shingle      |
| Construction      | Stucco, Vinyl Siding |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 28              |
| Zoning         | R2              |

### Listing Details

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

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