# \$295,000 - 509 2nd Street Nw, Manning

MLS® #A2208974

## \$295,000

4 Bedroom, 3.00 Bathroom, 1,198 sqft Residential on 0.16 Acres

NONE, Manning, Alberta

Wow! This 4-bedroom bungalow may just be what you are looking for and at an unreal price! Located in a quiet family-oriented cul-de-sac, it is the perfect home perfect for a growing family! Walk into this spacious entrance that leads to the main living area. The kitchen is a combination of functionality and style which includes white cabinets and overlooks the back yard. It is open to the dining area and living room with a vaulted ceiling. The perfect place for entertaining guests or spending time with the family. The dining area leads onto the deck and fenced backyard. There are plenty of large windows throughout the home that lets the natural light soar through making it a bright and sunny home! This home boasts three spacious bedrooms, one with an ensuite, and a four-piece bathroom on the main level. The basement includes the laundry room, another good-sized bedroom, full bathroom, plenty of storage space and of course the mechanical room. It has an open concept that could be used for entertaining, kids' playroom or a teenager lucky enough to have this space to themselves. Step outside and enjoy the south exposure in the private fenced back yard and a heated, double detached garage off the pavement. It is steps away from the park/playground, skate park and a fenced court for any other sport you may choose. This home is sure to please you and would make anyone proud to call it home!





## **Essential Information**

MLS® # A2208974 Price \$295,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,198 Acres 0.16

Year Built 2000

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 509 2nd Street Nw

Subdivision NONE
City Manning

County Northern Lights, County of

Province Alberta
Postal Code T0H 2M0

#### **Amenities**

Parking Spaces 3

Parking Double Garage Detached

# of Garages 2

# Interior

Interior Features Open Floorplan, Vaulted Ceiling(s)

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Pellet Stove

Has Basement Yes

Basement Finished, Full

**Exterior** 

Exterior Features Private Yard

Lot Description Corner Lot, Irregular Lot

Roof Asphalt Shingle

Construction Vinyl Siding Foundation See Remarks

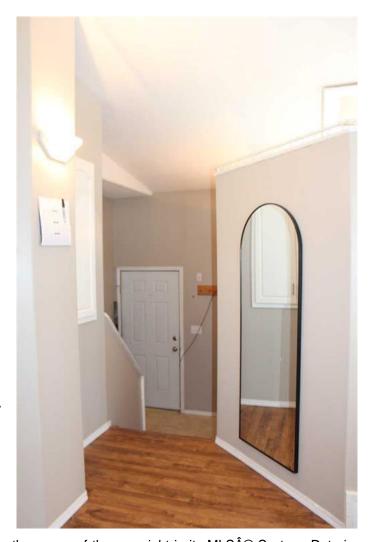
## **Additional Information**

Date Listed April 5th, 2025

Days on Market 11
Zoning R-1

## **Listing Details**

Listing Office Grassroots Realty Group Ltd.



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