

\$309,000 - 405 2nd Street Ne, Manning

MLS® #A2224350

\$309,000

4 Bedroom, 2.00 Bathroom, 1,144 sqft

Single Family on 0.29 Acres

N/A, Manning, Alberta

Price reduced! Welcome to this meticulously maintained bungalow, ideally situated on a quiet street. Step inside to discover a thoughtfully designed, open-concept floor plan that maximizes every inch of living space. The main level boasts a bright and airy atmosphere, seamlessly connecting the kitchen, dining, and living areas – perfect for both everyday living and entertaining. The inviting, newly updated kitchen offers ample storage and counter space to meet all your culinary needs. Features include an abundance of white cabinetry with under-cupboard lighting, a central island with a built-in eating area and storage, a tiled backsplash, a convenient closet pantry, and sleek stainless-steel appliances. Host large gatherings easily in the generous kitchen/dining and living room area, which opens through garden doors to an east-facing deck – ideal for morning sun and outdoor enjoyment. The main floor also accommodates three well-sized bedrooms, including a primary suite complete with a walk-in closet. This home showcases numerous recent upgrades, including luxury vinyl plank flooring, modern kitchen and bathroom cabinetry and finishings, stylish tiled backsplash, triple-pane windows throughout, an egress window in the basement bedroom, updated exterior doors, pot lighting, and much more. Additional updates include the roof shingles, furnace, and hot water heater. This spacious basement is mostly finished and



features a recreation room, an additional bathroom, and a fourth bedroom with egress window - providing flexible space for a growing family or guests. Outdoors, enjoy a beautifully manicured and fully fenced double lot with rich garden soil, Saskatoon berry trees, and a generous east-facing deck for entertaining. A large semi-attached garage with a covered port and ample paved driveway parking completes this exceptional family home.

(id:6289)

Built in 1966

Essential Information

Listing #	A2224350
Price	\$309,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,144
Acres	0.29
Year Built	1966
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	405 2nd Street Ne
Subdivision	N/A
City	Manning
Province	Alberta
Postal Code	T0H2M0

Amenities

Amenities	Airport, Golf Course, Playground, Recreation Nearby, Schools, Shopping, Water Nearby
Features	Back lane, PVC window, French door
Parking Spaces	5
Parking	Attached Garage, Carport
# of Garages	3

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Window Coverings, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Fruit trees, Garden Area, Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office Grassroots Realty Group Ltd.



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