



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**122 2nd Avenue SW
Manning, Alberta**

MLS # A2231337



\$300,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,052 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, Walk-In Closet(s)		

Inclusions: shed

Welcome to this wonderful semi-attached duplex situated in the 55+ Adult Community, just steps to downtown and adjacent to the Del Air Lodge. As you enter the home, there is a nice-sized entry with plenty of closet space for your coats, shoes, and other things. The natural light brightens the living room area making it a comfortable place to relax. The open kitchen/dining area features hardwood cabinets with an island, laminate and linoleum flooring, French Doors leading off to the covered deck and fenced yard. In the yard there is space for a garden and to pick from the variety of fruit trees such as raspberry, saskatoon and apple. The two bedrooms are good-sized with the primary bedroom having a walk-through closet, a 3-piece bathroom with a stand-up shower. There is a main floor laundry area with cabinets and a full bathroom as well. In the attached, heated garage is plenty of space for parking and storage. Recent updates include being freshly painted throughout, including the baseboards, trimmings, walls, inside doors, and the garage. There is new flooring in the bedrooms, bathrooms, along with tiled backsplash in the kitchen and bathrooms. If you would like to simplify life and make a change, then don't wait! Leave it to someone else to worry about the snow shovelling and yard maintenance. Call to book a showing of this lovely half duplex while it lasts. Make a reasonable offer!