



GRASSROOTS
REALTY GROUP

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**309 8th Avenue SE
Manning, Alberta**

MLS # A2251022



\$255,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Sump Pump(s)		

Inclusions: n/a

Welcome to this beautifully updated four-bedroom, two-bathroom bungalow, where tasteful upgrades meet comfort and functionality. The main floor offers three bedrooms, a bright and inviting living room, a dining area, and a well-appointed kitchen with abundant cabinetry and French doors opening to the back deck. The fully developed basement expands your living space with a recreation area, a remodeled three-piece bathroom, and a generously sized bedroom with a walk-in closet. Thoughtful recent updates provide peace of mind, including a new metal roof, furnace, stove, dishwasher, sewage pump, a completely refinished basement, and a fresh paint upstairs, on the fence and on the deck. Outdoors, enjoy summer evenings on the large rear deck. The fully fenced backyard features a raised garden area, ample space for future projects, and a heated detached garage with plenty of parking and storage. Located close to the sports complex center, two schools, the outdoor rink, and scenic waling trails, this bungalow is the perfect choice for families or anyone seeking comfort and convenience.