



**GRASSROOTS**  
REALTY GROUP

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**800 2nd Street SE  
Manning, Alberta**

**MLS # A2266881**



**\$275,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,348 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum		

**Inclusions:** shed

Welcome to this beautifully developed bungalow, perfectly situated on two lots close to downtown, the schools and the sports complex. With five bedrooms and two bathrooms, there is plenty of space for family and guests alike. The heart of the home is the bright living and dining area, centered around a stunning floor-to-ceiling, double-sided brick fireplace-a cozy focal point for family gatherings. The main floor is filled with natural light and features a spacious kitchen, dining and living area, along with three good-sized bedrooms, a full bathroom and central air conditioning for year-round comfort. Step out from the kitchen onto the large deck, the perfect spot to enjoy relaxing morning or evening chats. The fully finished basement adds even more living space with a pellet stove for added warmth, a large family room, bar, two additional bedrooms, a second bathroom, a laundry area, and convenient walk-out access to the yard. This well-maintained home also includes triple-pane windows, Hardie Board siding, and 30-year Cambridge shingles (installed in 2010). There are two paved driveways, one for added parking space and one that leads to the attached single-car garage. A wonderful property worth taking a look at!