



**GRASSROOTS**  
REALTY GROUP

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**725 7th Avenue NW  
Manning, Alberta**

**MLS # A2104682**

**\$599,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,726 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	1.85 Acres		
<b>Lot Feat:</b>	Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Paved		

**Heating:** Boiler, Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Brick, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Residential

**Utilities:** -

**Inclusions:** shed, blinds, window coverings

Unbeatable location and beautiful curb appeal! This property is truly a gem within the Town of Manning limits! Pavement leads you right up to the front doorstep! As you enter the 5 bedroom and 3-bathroom home, a welcoming feeling is created. The open floor plan with a custom-built kitchen features maple cabinets, an island, eating bar, and walk-in pantry. The dining area leads to the heated, 4 season sunroom surrounded by large windows. Step out onto the maintenance free back deck with mature surrounding trees to enjoy the peacefulness and privacy while having your summertime family meals or entertaining! The large master bedroom features a full ensuite with walk-in shower, jacuzzi tub and walk-in closet. Just a few steps up you will find two other generous sized bedrooms with large windows and main floor laundry. The fully developed cement basement with in-floor heat presents a 9 ft ceiling family room with an abundance of natural lighting from the large windows. There are two more generous sized bedrooms, a 4-piece bathroom and plenty of storage spaces. The home has a lot of upgrades including the security system, highspeed internet, super sucker vent system, central a/c, Hunter Douglas blinds, composite decking, under the sunroom is a cold room with a thermostat, R50 insulation and 2 inches of extra Styrofoam on the top, plus an extra panel box wired for emergency use of a generator. Other recent updates include the dishwasher, stove, washer, dryer, and hot water tank. As you enter the garage you will notice an appealing epoxy flooring finish, underfloor heat and two garage doors making it very easy for parking. The yard is beautifully manicured with flowers, a garden area as well as the saskatoon and apple trees. Outbuildings include the 32' x 40' pole shed with 12' overhead door, a graveled floor, led lighting

and electric outlets on every post with split boxes. With the inflationary costs and hassles to build a home today, this turnkey real estate is truly exceptional! Call to view!