



**703 1st Street NW
Manning, Alberta**

MLS # A2147626



\$235,000

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|------------------|---------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,008 sq.ft. | Age: | 1998 (26 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Irregular Lot, Landscaped | | |

| | | | |
|--------------------|-----------------------------------|-------------------|----|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, See Remarks | | |

Inclusions: shed

Welcome to 703 1st Street NW... This charming bungalow, nestled near the side hill in Northwest Manning, offers a perfect blend of comfort and style. Designed to maximize ample space, this four-bedroom, three-bathroom home provides an ideal retreat for your family and guests. The main level boasts an inviting open floor plan that seamlessly connects the kitchen, dining, and living areas. French doors lead onto the deck, where you can soak up the evening sunlight and create lasting memories with loved ones. The primary bedroom features a large walk-in closet and 3-piece ensuite while a second bedroom and a four-piece bathroom offers additional conveniences. Main floor laundry adds to the home's practicality. Descending to the basement, you will find two more bedrooms, a bathroom, and a generous sized family room with in-floor heat. The spacious landscaped yard includes a detached garage and a shed offering plenty of storage and outdoor space to enjoy. This is the home you've been looking for!