



**922004 Highway #35  
Notikewin, Alberta**

**MLS # A2152308**



**\$240,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.79 Acre		
<b>Lot Feat:</b>	Lawn, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	Hamlet
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	See Remarks		

**Inclusions:** none

Only 5 minutes north of Manning, this 5-bedroom, 2 bath, fully updated home will be sure to grab your attention! It boasts many recent updates including modern vinyl plank flooring, stunning white kitchen cabinets with tiled backsplash and island, baseboard trim, all new windows on main level, light fixtures, siding on the outside, and the front deck. It also features a sunken living room, main level laundry, and a front and back deck to enjoy the sunlight on those long summer days. Head downstairs and enjoy the two large family rooms with a 3-piece bath, 2 more bedrooms and a generous sized storage room. With the newer high efficiency furnace, hot water tank and central air, you can stay warm in the winter and cool in the summer. This property offers an underfloor heated arch rib shop with mezzanine. It is well worth a look!