



GRASSROOTS
REALTY GROUP

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

MLS # A2171295



\$285,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,392 sq.ft.	Age:	1959 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Range Top, Fridge, Built-in-Oven, Dishwasher, Washer, Dryer, Pellet Stove, Garage Door Opener, All Blinds and Window Coverings, 4 Ceiling Fans

Spacious and well built 1392 sq. ft. home located in the desirable SE area of town. Offering 5 bedrooms and 2 bathrooms, this property features quality finishes including hardwood flooring, hardy board siding, triple pane windows and 30 year Cambridge shingles installed in 2010. The main floor boasts a welcoming layout with a double sided fireplace between the living and dining rooms, while the basement offers a cozy pellet stove for added warmth. Enjoy the comfort of air conditioning, a large Trex deck for entertaining and a garden area for outdoor enjoyment. Situated on two lots within walking distance to the new school, with a paved driveway leading to an attached single car garage.