



GRASSROOTS
REALTY GROUP

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**411 1st Street NE
Manning, Alberta**

MLS # A2171316



\$297,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,016 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage, Vinyl Windows		

Inclusions: All Blinds, 1 Shed, garage door opener

REDUCED!!! Charming and well maintained 4 bedroom, 2 bathroom home offering 1016 sq. ft. of comfortable living space, plus a fully finished basement. Built in 1997, this property features an inviting open concept kitchen and dining area with patio doors leading to a spacious deck which is perfect for outdoor entertaining. The fenced back yard provides privacy and a safe place for children or pets to play. Enjoy the convenience of a single attached heated garage and paved driveway. Ideally located close to the hospital, yet still within easy walking distance to downtown amenities. A great combination of comfort, location and value.