



**409 2nd Street NE
Manning, Alberta**

MLS # A2179481



\$170,000

| | | | |
|------------------|---------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,090 sq.ft. | Age: | 1975 (49 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.32 Acre | | |
| Lot Feat: | Front Yard, Lawn, Landscaped, Private | | |

Heating: Forced Air, Natural Gas

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: ICFs (Insulated Concrete Forms), Vinyl Siding

Foundation: ICF Block

Features: Kitchen Island, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: shed

Discover this beautifully renovated 5-bedroom, 2.5-bathroom bungalow home situated a double sized lot ideally located in a serene neighborhood near the Manning Hospital and park. The main floor features 3 bedrooms including a primary bedroom with a private 2-piece ensuite. The lower level offers two additional bedrooms, a full bathroom, and a versatile rec room – ideal for relaxing or creating a home office, guest suite, or playroom. Recent updates include new windows, luxury vinyl plank flooring throughout main level, modern white cabinets, updated countertops, a stylish backsplash, an island, ample storage, stainless steel appliances, central a/c, interior doors, baseboard trimming, the 2.5 bathrooms, washer, and dryer. Additional renovations include new asphalt shingles, a high energy efficiency furnace and hot water tank. The double sized lot is fenced on three sides, ensures privacy and features a newly constructed detached garage along with plenty of parking space.