



GRASSROOTS
REALTY GROUP

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

MLS # A2179481



\$164,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,090 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.32 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding	Zoning:	R2
Foundation:	ICF Block	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

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.