



GRASSROOTS
REALTY GROUP

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**509 2nd Street NW
Manning, Alberta**

MLS # A2208974



\$285,000

| | | | |
|------------------|---------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,198 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Corner Lot, Irregular Lot | | |

| | | | |
|--------------------|------------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-1 |
| Foundation: | See Remarks | Utilities: | - |
| Features: | Open Floorplan, Vaulted Ceiling(s) | | |

Inclusions: none

Wow! This 4-bedroom bungalow may just be what you are looking for and at an unreal price! Located in a quiet family-oriented cul-de-sac, it is the perfect home perfect for a growing family! Walk into this spacious entrance that leads to the main living area. The kitchen is a combination of functionality and style which includes white cabinets and overlooks the back yard. It is open to the dining area and living room with a vaulted ceiling. The perfect place for entertaining guests or spending time with the family. The dining area leads onto the deck and fenced backyard. There are plenty of large windows throughout the home that lets the natural light soar through making it a bright and sunny home! This home boasts three spacious bedrooms, one with an ensuite, and a four-piece bathroom on the main level. The basement includes the laundry room, another good-sized bedroom, full bathroom, plenty of storage space and of course the mechanical room. It has an open concept that could be used for entertaining, kids's playroom or a teenager lucky enough to have this space to themselves. Step outside and enjoy the south exposure in the private fenced back yard and a heated, double detached garage off the pavement. It is steps away from the park/playground, skate park and a fenced court for any other sport you may choose. This home is sure to please you and would make anyone proud to call it home!