



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**421 2nd Street NE  
Manning, Alberta**

**MLS # A2211946**



**\$99,000**

|                  |                   |               |                   |
|------------------|-------------------|---------------|-------------------|
| <b>Division:</b> | NONE              |               |                   |
| <b>Type:</b>     | Residential/House |               |                   |
| <b>Style:</b>    | Bungalow          |               |                   |
| <b>Size:</b>     | 782 sq.ft.        | <b>Age:</b>   | 1961 (64 yrs old) |
| <b>Beds:</b>     | 1                 | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street        |               |                   |
| <b>Lot Size:</b> | 0.14 Acre         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Lawn   |               |                   |

**Heating:** Electric, Forced Air, Natural Gas, See Remarks

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Crawl Space, Partial

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** two sheds, window coverings

Welcome to this great opportunity for first-time buyers, investor or anyone looking for an affordable property in a great location! This charming and well-maintained bungalow features 2 bedrooms, 1 bathroom and a spacious fenced back yard. The main floor offers a practical kitchen/ dining and living room space filled with plenty of natural light. Past upgrades include the kitchen cabinets, bathroom, flooring, wiring, plumbing, windows, outside doors, and tin roof. Recent updates include the fencing and decks. It has a lovely, landscaped yard with flowers, back deck and a good-sized shed. Close to the High School, Hospital, splash park and playground.