



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**301 2nd Street SW
Manning, Alberta**

MLS # A2324904



\$210,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,084 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door		

Inclusions: shed, window coverings

This lovingly cared-for bungalow is ready to welcome its next family! Situated in a desirable neighborhood, it offers 4 bedrooms, 2 bathrooms and a functional layout perfect for families, retiring couples or first-time buyers. The main floor features some hardwood flooring, a bright living room, dining area and kitchen, three bedrooms/laundry room, central vac and a 4-piece bathroom. Downstairs you'll find a large family room, a 3-piece bathroom, a convenient kitchenette with bedroom which adds flexibility for guests or entertainment, a plumbed in laundry area, and a hobby/storage room with plenty of flexibility for your needs. Step outside into your nicely landscaped and private yard with a concrete driveway. A perfect place to relax for the summer evenings. This home also includes a single detached garage which is insulated and has a gas furnace and cement floor. Enjoy being just a short walk to the river, playground, main amenities and the community scenic walking trail. Call to book your appointment for viewing!