



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

914 2B Street SE
Manning, Alberta

MLS # A2331092



\$149,500

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	944 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: All Blinds, 2 Ceiling Fans, 1 Shed

Welcome home to this 944 sq. ft. double-wide mobile home on its own oversized lot, offering comfortable one-level living in a fantastic location. Built in 1995, this 2 bedroom, 2 bathroom home features an open concept layout with vaulted ceilings, durable vinyl plank flooring, convenient main floor laundry and a spacious primary suite complete with a private 3 piece ensuite. The impressive 32 x 24 attached garage with an overhead door provides plenty of room for vehicles, storage or a workshop. Recent updates include new shingles in 2025, adding peace of mind for years to come. Step outside to enjoy the large, partially fenced yard with mature trees, offering space for gardening, entertaining or simply relaxing. Ideally situated within walking distance of downtown and just minutes from the new school and recreation centre, this property combines comfort, convenience and value. Whether you're looking for your first home, downsizing or investing, this property is one you won't want to miss.