



GRASSROOTS
REALTY GROUP

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**11530 Manning Crescent
Grande Cache, Alberta**

MLS # A2332049



\$249,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,206 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Landscaped, Lawn		

Heating:	Standard
Floors:	Other
Roof:	Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Wood
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1B
Utilities:	-

Inclusions: N/A

Welcome home to 11530 Manning Crescent! Located in a quiet neighborhood on a desirable corner lot, this property offers great curb appeal, a spacious yard, and plenty of potential. The fully fenced yard features black chain-link fencing, a gated RV/toy parking area, an attached double garage, and a large deck above the garage that provides a great outdoor space to enjoy the beautiful Rocky Mountain views. Inside, the home offers a bright and functional layout with large windows, a kitchen with ample cabinetry and access to the deck, two bedrooms, a main 4-piece bathroom, a 2-piece ensuite, and an office/den on the main level. The finished basement adds additional living space with two more bedrooms, a large family room, another 4-piece bathroom, and a generous laundry room. The basement also benefits from large windows that provide plenty of natural light. With a great location, a fantastic lot, mountain views, and a layout that offers plenty of space, this property is ready for someone to bring their vision and make it their own. Call today to book your showing and see the possibilities.