

**405 2nd Street NE  
Manning, Alberta**

**MLS # A2224350**



**\$309,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,144 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Double Garage Attached		
<b>Lot Size:</b>	0.29 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Chandelier, French Door, Kitchen Island, Open Floorplan, Vinyl Windows		

**Inclusions:** two sheds

Price reduced! Welcome to this meticulously maintained bungalow, ideally situated on a quiet street. Step inside to discover a thoughtfully designed, open-concept floor plan that maximizes every inch of living space. The main level boasts a bright and airy atmosphere, seamlessly connecting the kitchen, dining, and living areas – perfect for both everyday living and entertaining. The inviting, newly updated kitchen offers ample storage and counter space to meet all your culinary needs. Features include an abundance of white cabinetry with under-cupboard lighting, a central island with a built-in eating area and storage, a tiled backsplash, a convenient closet pantry, and sleek stainless-steel appliances. Host large gatherings easily in the generous kitchen/dining and living room area, which opens through garden doors to an east-facing deck – ideal for morning sun and outdoor enjoyment. The main floor also accommodates three well-sized bedrooms, including a primary suite complete with a walk-in closet. This home showcases numerous recent upgrades, including luxury vinyl plank flooring, modern kitchen and bathroom cabinetry and finishings, stylish tiled backsplash, triple-pane windows throughout, an egress window in the basement bedroom, updated exterior doors, pot lighting, and much more. Additional updates include the roof shingles, furnace, and hot water heater. This spacious basement is mostly finished and features a recreation room, an additional bathroom, and a fourth bedroom with egress window - providing flexible space for a growing family or guests. Outdoors, enjoy a beautifully manicured and fully fenced double lot with rich garden soil, Saskatoon berry trees, and a generous east-facing deck for entertaining. A large semi-attached garage with a covered port and ample paved driveway parking completes this

exceptional family home.