

**507 2nd Street NE  
Manning, Alberta**

**MLS # A2273973**

**\$120,000**



|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House                           |               |                   |
| <b>Style:</b>    | Bungalow                                    |               |                   |
| <b>Size:</b>     | 542 sq.ft.                                  | <b>Age:</b>   | 1964 (61 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Alley Access, Single Garage Detached        |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Landscaped |               |                   |

|                    |                         |                   |    |
|--------------------|-------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Linoleum      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding            | <b>Zoning:</b>    | R2 |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Laminate Counters       |                   |    |

**Inclusions:** 2 Sheds

This 542 sq. ft. 2 bedroom, 1 bath home sits on its own lot and offers a cozy, low maintenance lifestyle. Inside you will find a beautifully renovated kitchen, newer flooring as well as an unfinished basement ready for storage or future development. Recent upgrades include a newer hot water tank and furnace, added for peace of mind. Outside, enjoy the privacy of a well treed yard complete with a 14.1 x 20 single detached garage and two large storage sheds, perfect for tools, toys, or workspace. With durable vinyl siding and plenty of outdoor space this property makes for an ideal rental investment, first time home or comfortable spot for a single buyer. Conveniently located close to the hospital and local amenities, this little gem is move in ready and packed with value!