Evelyn PETKUS

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116 1st Avenue SW
Manning, Alberta

MLS # A2335017



$325,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,392 sq.ft.	**Age:**	1947 (79 yrs old)
Beds:	3	**Baths:**	2
Garage:	Double Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, Open Floorplan		

Inclusions: n/a

Some homes simply make your next chapter feel effortless. Nicely maintained and move-in ready, this inviting 3 bedroom, 2-bathroom home combines updates with the comfort of a highly sought-after location. From the moment you arrive, the outstanding curb appeal sets the tone for what awaits inside. A spacious front entry welcomes you into a warm and inviting living room, where large windows fill the space with natural light and a stunning rock-faced gas fireplace creating the perfect gathering place. The heart of the home is the kitchen and dining area featuring high ceilings, an island with an eating bar, and plenty of counter space for preparing family meals or entertaining guests. The kitchen flows into the dining area, where larger sized windows overlook the beautifully groomed front yard and flood the room with sunshine. Two comfortable sized bedrooms and a 4-piece bathroom complete the main floor. The finished basement provides even more living space with a generous family room, a third bedroom, and a 3-piece bathroom – ideal for guests, teenagers or a home office. Enjoy peace of mind knowing many past updates have been completed. Recent improvements include a new furnace, hot water tank, water softener, basement windows, and garage shingles. Previous upgrades completed in 2000, include the addition with hardwood flooring, triple pane windows, appliances, and low- maintenance vinyl siding. Outside a paved driveway leads to the insulated double detached garage with concrete floors, electricity, and built-in shelving, providing excellent storage and workspace for tools, hobbies, or seasonal equipment. Situated on an impressive pie-shaped lot, the beautifully landscaped backyard is a private retreat. Mature trees, attractive rock-edged flower beds, and two patio areas create the perfect setting for relaxing, gardening, or entertaining

family and friends. Conveniently located close to a playground, walking trail and local amenities, this home truly offers the perfect blend of comfort, style and convenience. If you’re searching for a move-in-ready home with character, thoughtful updates, and a welcoming atmosphere, this exceptional property is ready to welcome you home.

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