

**914058 HWY 35**  
**Manning, Alberta**

**MLS # A2054470**



**\$800,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	1967 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	40.56 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	Pump
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Walk-Out To Grade	<b>LLD:</b>	28-91-23-W5
<b>Exterior:</b>	Cedar	<b>Zoning:</b>	AG
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** n/a

Discover your dream property on this 40-acre riverside acreage, nestled among towering trees and surrounded by breathtaking natural beauty. This property combines the best of country living with the convenience of urban amenities just a short drive away. As you explore this property, you'll encounter a picturesque landscape adorned with an abundance of trees, shrubs, and vibrant perennials, including raspberry bushes that promise a bountiful harvest for you and your loved ones. The heart of the property is the charming 4-bedroom house that awaits you. Large windows throughout the home allow an abundance of natural light to fill every corner, creating a warm and inviting atmosphere. The kitchen features an inviting island that serves as a gathering point for casual conversations or impromptu meals. Abundant cabinetry offers ample storage for all your cooking needs, while large windows allow you to soak in the stunning views and enjoy the bright, sunlit space. Adjacent to the kitchen is a large dining area. The living room of this home boasts a stunning wood-burning fireplace, a centerpiece that exudes warmth and coziness. Here, large windows frame the picturesque landscape, inviting the beauty of the outdoors inside and creating a harmonious connection with nature. The primary bedroom, situated on the main level, offers a serene retreat with views of lilac bushes & the surrounding beauty. Adjacent to it, you'll find a 4-piece bathroom. Descending into the basement, you'll discover a walk-out feature that allows easy access to the surrounding natural beauty. The basement includes a spacious living area, 3 spacious bedrooms and a 3-piece bathroom. Outside you'll find 2 large shops, an equipment storage building and a double detached heated garage that not only provides ample space for your vehicles but also boasts a large cold storage room in the back.

There's also a designated storage spot for cut wood, ensuring you'll have a ready supply for cozy fires during the colder months. Additionally this property offers a unique opportunity for a market garden/fruit farm. Cultivate a thriving vegetable and fruit garden that not only sustains your family but also allows you to sell locally. Seize the opportunity to create a successful market garden/fruit farm, and enjoy the financial rewards of sharing your bountiful harvest with the community. Whether you're an outdoor enthusiast, have a green thumb, or simply someone seeking a peaceful retreat, this acreage offers endless possibilities. Explore the network of quadding trails, forge meaningful connections with the welcoming community nearby and create lasting memories in your private oasis. Don't miss the chance to experience the best of both worlds. Embrace the charm and freedom of country living without sacrificing the convenience of city amenities. This acreage awaits, ready to welcome you home to a life filled with natural beauty, serene tranquility, and boundless possibilities for creating cherished memories.