

**922004 Highway #35
Notikewin, Alberta**

MLS # A2099368



\$239,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,220 sq.ft.	Age:	1979 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.79 Acre		
Lot Feat:	Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	Hamlet
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks		

Inclusions: two wood sheds electric fireplace, tv mount on fireplace, all blinds

Only 5 minutes north of Manning, this 5-bedroom, 2 bath, fully updated home will be sure to grab your attention! It boasts many recent updates including modern vinyl plank flooring, stunning white kitchen cabinets with tiled backsplash and island, baseboard trim, all new windows on main level, light fixtures, siding on the outside, and the front deck. It also features a sunken living room, main level laundry, and a front and back deck to enjoy the sunlight on those long summer days. Head downstairs and enjoy the two large family rooms with a 3-piece bath, 2 more bedrooms and a generous sized storage room. With the newer high efficiency furnace, hot water tank and central air, you can stay warm in the winter and cool in the summer. This property offers an underfloor heated arch rib shop with mezzanine. It is well worth a look!