

**800 2nd Street SE  
Manning, Alberta**

**MLS # A2171295**



**\$293,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,392 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Corner Lot, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Range Top, Fridge, Built-in-Oven, Dishwasher, Washer, Dryer, Pellet Stove, Garage Door Opener, All Blinds and Window Coverings, 4 Ceiling Fans

This well built 1392 sq. ft. home offers all the charm your looking for along with the modern amenities found in the new homes. Located in the South East part of town it is within walking distance to the new school and sports complex as well as to down town. With 5 bedrooms and 2 bathrooms it is perfect for the growing family. Some features of this home include hardwood flooring, air conditioning, Insulated Hardy Board Siding, triple pane windows, 30 yr Cambridge shingles installed in 2010, Pellet Stove in Basement along with a double sided fireplace that you can enjoy from the living room or the large dining room upstairs. Paved driveway leads to the attached single garage. This home is situated on two lots with a large trex deck over looking the nice garden area.