

**122 2nd Avenue SW
Manning, Alberta**

MLS # A2182245



\$327,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,052 sq.ft.	Age:	2012 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: -

Exterior: Vinyl Siding

Zoning: R3

Foundation: Poured Concrete

Utilities: -

Features: Central Vacuum, Closet Organizers, Kitchen Island, Walk-In Closet(s)

Inclusions: shed

Welcome to this wonderful semi-attached duplex situated in the 55+ Adult Community - just steps to downtown and adjacent to the Del Air Lodge. As you enter the home, there is a nice sized entry with plenty of closet space for your coats, shoes, and other things. The natural light brightens the living room area making it a comfortable place to relax. The open kitchen/dining area features hardwood cabinets with an island, laminate flooring, French Doors leading off to the covered deck and fenced yard. In the yard there is space for a garden and to pick from the variety of fruit trees such as raspberry, saskatoon and apple. The two bedrooms are good sized with the primary bedroom having a walk-through closet, 3-piece bathroom with stand-up shower. There is a main floor laundry area with cabinets and a full bathroom as well. In the attached, heated garage is plenty of space for parking and storage. If you would like to simplify life and make a change, then don't wait! Leave it to someone else to worry about the snow shoveling and yard maintenance. Call to book a showing of this lovely half duplex while it lasts.