

# \$295,000 - 509 2nd Street Nw, Manning

MLS® #A2208974

**\$295,000**

4 Bedroom, 3.00 Bathroom, 1,198 sqft  
Residential on 0.16 Acres

NONE, Manning, Alberta

Wow! This 4-bedroom bungalow may just be what you are looking for and at an unreal price! Located in a quiet family-oriented cul-de-sac, it is the perfect home perfect for a growing family! Walk into this spacious entrance that leads to the main living area. The kitchen is a combination of functionality and style which includes white cabinets and overlooks the back yard. It is open to the dining area and living room with a vaulted ceiling. The perfect place for entertaining guests or spending time with the family. The dining area leads onto the deck and fenced backyard. There are plenty of large windows throughout the home that lets the natural light soar through making it a bright and sunny home! This home boasts three spacious bedrooms, one with an ensuite, and a four-piece bathroom on the main level. The basement includes the laundry room, another good-sized bedroom, full bathroom, plenty of storage space and of course the mechanical room. It has an open concept that could be used for entertaining, kidsâ€™™ playroom or a teenager lucky enough to have this space to themselves. Step outside and enjoy the south exposure in the private fenced back yard and a heated, double detached garage off the pavement. It is steps away from the park/playground, skate park and a fenced court for any other sport you may choose. This home is sure to please you and would make anyone proud to call it home!



Built in 2000

## Essential Information

MLS® #	A2208974
Price	\$295,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,198
Acres	0.16
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	509 2nd Street Nw
Subdivision	NONE
City	Manning
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H 2M0

## Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Pellet Stove
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard  
Lot Description Corner Lot, Irregular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation See Remarks

## Additional Information

Date Listed April 5th, 2025  
Days on Market 2  
Zoning R-1

## Listing Details

Listing Office Grassroots Realty Group Ltd.



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.