

# \$317,000 - 601 2nd Street Nw, Manning

MLS® #A2245590

**\$317,000**

4 Bedroom, 3.00 Bathroom, 1,131 sqft

Residential on 0.28 Acres

NONE, Manning, Alberta

Price Reduced! Discover this air-conditioned, four-bedroom, three-bathroom family home that is perfectly located in a desirable area of Manning. It features a heated double-car garage, ample paved parking, and a fully fence yard-ideal for families and entertainers alike. The main floor offers a bright, functional layout with a warm and inviting kitchen, living room and dining area. Youâ€™™ll appreciate the hardwood flooring, stainless steel appliances, larger entryway, and rear access to the beautifully finished deck and backyard. Three bedrooms and two bathrooms are located on the main level, including a primary 3-piece ensuite and walk-in closet. The fully finished basement expands your living space with a spacious family room, a fourth bedroom, and an additional full bathroom. Past updates include vinyl plank flooring, upgraded appliances, painting mostly throughout and a newer backyard deck. This property combines comfort, style and an excellent location-making it the perfect place to call home.

Built in 2002

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2245590  |
| Price     | \$317,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Square Footage | 1,131       |
| Acres          | 0.28        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 601 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 Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                                           |
| Appliances        | Central Air Conditioner, Electric Stove, Freezer, Microwave, Refrigerator, Washer/Dryer, Convection Oven |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | Central Air                                                                                              |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                  |
| Lot Description   | Garden, Irregular Lot, Landscaped, Lawn, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                         |
| Construction      | Wood Frame                                              |
| Foundation        | Slab, Wood                                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 44               |
| Zoning         | R-1              |

## **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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