

# \$389,000 - 804 2nd Street Nw, Manning

MLS® #A2255644

**\$389,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Manning, Alberta

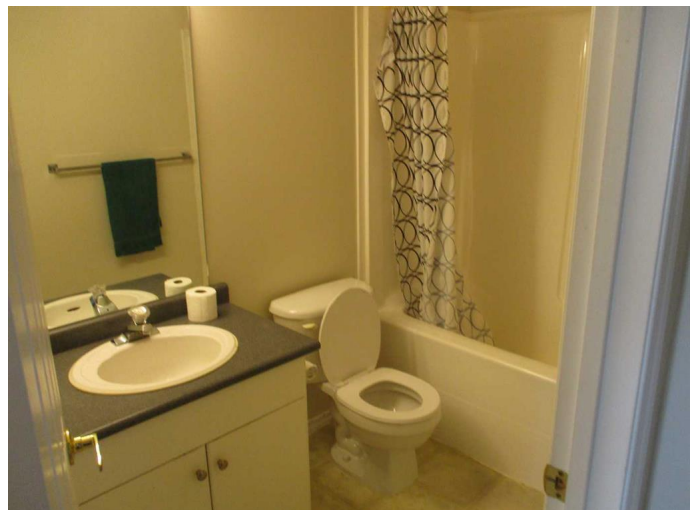
Built in 2003, this well-maintained 4 plex offers a fantastic opportunity for investors with rental demand at a premium in Manning. The property features two, 1 bedroom, 1 bath units and two, 2 bedroom units, each with a 4 piece main bathroom plus a 2 piece ensuite off the primary. Situated in the North part of Manning near the ball diamonds and overlooking the town, the property still offers convenient walking distance to downtown stores and amenities. Each unit comes fully equipped with 5 appliances, private laundry, two separate entrances and its own deck for added comfort and privacy. With strong rental potential, a desirable location and quality construction, this property makes an excellent long term revenue generator.

Built in 2003

## Essential Information

|            |              |
|------------|--------------|
| MLS® #     | A2255644     |
| Price      | \$389,000    |
| Bathrooms  | 0.00         |
| Acres      | 0.00         |
| Year Built | 2003         |
| Type       | Commercial   |
| Sub-Type   | Multi Family |
| Status     | Active       |

## Community Information



|             |                            |
|-------------|----------------------------|
| Address     | 804 2nd Street Nw          |
| Subdivision | NONE                       |
| City        | Manning                    |
| County      | Northern Lights, County of |
| Province    | Alberta                    |
| Postal Code | T0H2M0                     |

### **Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 24                  |
| Zoning         | R2                  |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.