

\$309,000 - 405 2nd Street Ne, Manning

MLS® #A2224350

\$309,000

4 Bedroom, 2.00 Bathroom, 1,144 sqft

Residential on 0.29 Acres

NONE, Manning, Alberta

Price reduced! Welcome to this meticulously maintained bungalow, ideally situated on a quiet street. Step inside to discover a thoughtfully designed, open-concept floor plan that maximizes every inch of living space. The main level boasts a bright and airy atmosphere, seamlessly connecting the kitchen, dining, and living areas – perfect for both everyday living and entertaining. The inviting, newly updated kitchen offers ample storage and counter space to meet all your culinary needs. Features include an abundance of white cabinetry with under-cupboard lighting, a central island with a built-in eating area and storage, a tiled backsplash, a convenient closet pantry, and sleek stainless-steel appliances. Host large gatherings easily in the generous kitchen/dining and living room area, which opens through garden doors to an east-facing deck – ideal for morning sun and outdoor enjoyment. The main floor also accommodates three well-sized bedrooms, including a primary suite complete with a walk-in closet. This home showcases numerous recent upgrades, including luxury vinyl plank flooring, modern kitchen and bathroom cabinetry and finishings, stylish tiled backsplash, triple-pane windows throughout, an egress window in the basement bedroom, updated exterior doors, pot lighting, and much more. Additional updates include the roof shingles, furnace, and hot water heater. This spacious basement is mostly finished and



features a recreation room, an additional bathroom, and a fourth bedroom with egress window - providing flexible space for a growing family or guests. Outdoors, enjoy a beautifully manicured and fully fenced double lot with rich garden soil, Saskatoon berry trees, and a generous east-facing deck for entertaining. A large semi-attached garage with a covered port and ample paved driveway parking completes this exceptional family home.

Built in 1966

Essential Information

MLS® #	A2224350
Price	\$309,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,144
Acres	0.29
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	405 2nd Street Ne
Subdivision	NONE
City	Manning
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H 2M0

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Attached Carport
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Chandelier, Central Vacuum, French Door, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Private Yard, Garden
Lot Description	Private, Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Lawn, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2025
Days on Market	165
Zoning	R2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.