

**400 1st Street NE
Manning, Alberta**

MLS # A2351811



\$300,000

Division:	NONE		
Type:	Residential/House		
Style:	Modular Home		
Size:	1,219 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Open Floorplan, Storage		

Inclusions: blinds, freezer in basement, shed

Enjoy easy living and peaceful river views! Nestled along the banks of the Notikewin river, this beautiful modular home offers spectacular views overlooking the Town of Manning! Combining comfort, space, and affordability, this inviting property is a wonderful place to call home. The main level features a bright, open-concept floor plan with a spacious kitchen complete with updated birch cabinetry, a centre island, and plenty of workspace. The adjoining dining area offers patio doors leading outdoors, while the comfortable living space provides a welcoming atmosphere for everyday living. Two bathrooms, including a private ensuite off the primary bedroom, and convenient main floor laundry add to the home's functionality. The mostly finished basement offers even more living space, featuring an additional bedroom, bathroom, and three storage rooms, providing plenty of room to keep everything organized. Numerous updates over the past few years include vinyl plank flooring, birch kitchen cabinetry and island, a new hot water tank in 2024, vinyl siding on the home, garage and asphalt shingles. Step outside on the large deck and enjoy the peaceful surroundings! The backyard is perfect for summer barbecues, entertaining family and friends or simply relaxing while taking in the beautiful river valley views. A double detached garage, along with additional parking, provides ample space for vehicles, trailers, and recreational toys. Affordable, inviting and move-in ready, this home offers the perfect opportunity to enjoy comfortable living with a view you'll never tire of. Inside pictures will be added soon. Call today to arrange your viewing!