

# \$300,000 - 122 2nd Avenue Sw, Manning

MLS® #A2231337

**\$300,000**

2 Bedroom, 2.00 Bathroom, 1,052 sqft

Residential on 0.11 Acres

NONE, Manning, Alberta

Welcome to this wonderful semi-attached duplex situated in the 55+ Adult Community, just steps to downtown and adjacent to the Del Air Lodge. As you enter the home, there is a nice-sized entry with plenty of closet space for your coats, shoes, and other things. The natural light brightens the living room area making it a comfortable place to relax. The open kitchen/dining area features hardwood cabinets with an island, laminate and linoleum flooring, French Doors leading off to the covered deck and fenced yard. In the yard there is space for a garden and to pick from the variety of fruit trees such as raspberry, saskatoon and apple. The two bedrooms are good-sized with the primary bedroom having a walk-through closet, a 3-piece bathroom with a stand-up shower. There is a main floor laundry area with cabinets and a full bathroom as well. In the attached, heated garage is plenty of space for parking and storage. Recent updates include being freshly painted throughout, including the baseboards, trimmings, walls, inside doors, and the garage.

There is new flooring in the bedrooms, bathrooms, along with tiled backsplash in the kitchen and bathrooms. If you would like to simplify life and make a change, then don't wait! Leave it to someone else to worry about the snow shovelling and yard maintenance. Call to book a showing of this lovely half duplex while it lasts. Make a reasonable offer!



Built in 2012

### **Essential Information**

MLS® #	A2231337
Price	\$300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,052
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	122 2nd Avenue Sw
Subdivision	NONE
City	Manning
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H 2M0

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Fruit
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete



**Additional Information**

Date Listed	June 15th, 2025
Days on Market	33
Zoning	R3
HOA Fees	80
HOA Fees Freq.	MON

**Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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