

\$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	40
Zoning	R-1

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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