

# \$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 | 41              |
| Zoning         | R3              |
| HOA Fees       | 80              |
| HOA Fees Freq. | MON             |

**Listing Details**

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

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