

\$255,000 - 309 8th Avenue Se, Manning

MLS® #A2251022

\$255,000

4 Bedroom, 2.00 Bathroom, 864 sqft

Residential on 0.21 Acres

NONE, Manning, Alberta

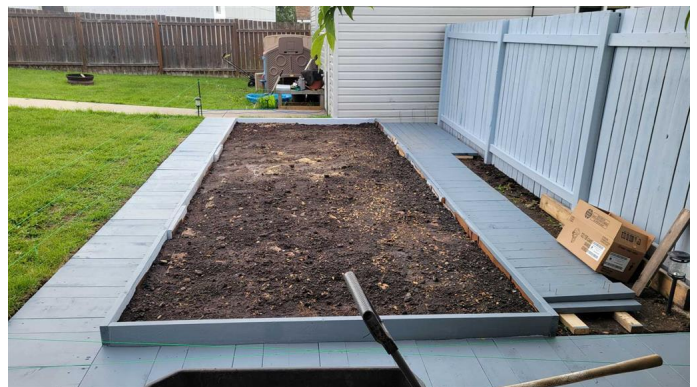
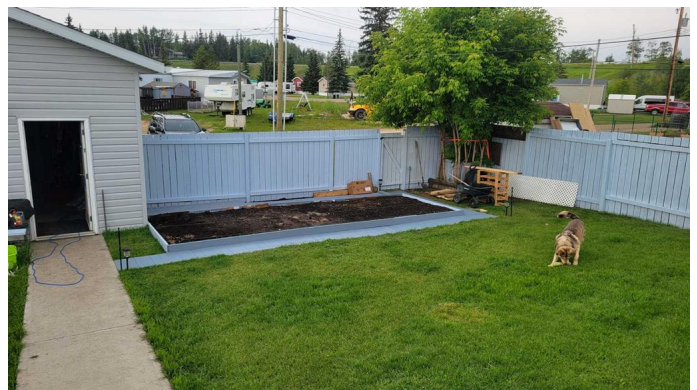
Immediate possession - ready when you are! Welcome to this beautifully updated four-bedroom, two-bathroom bungalow, where tasteful upgrades meet comfort and functionality. The main floor offers three bedrooms, a bright and inviting living room, a dining area, and a well-appointed kitchen with abundant cabinetry and French doors opening to the back deck. The fully developed basement expands your living space with a recreation area, a remodeled three-piece bathroom, and a generously sized bedroom with a walk-in closet. Thoughtful recent updates provide peace of mind, including a new metal roof, furnace, stove, dishwasher, sewage pump, a completely refinished basement, and a fresh paint upstairs, on the fence and on the deck. Outdoors, enjoy summer evenings on the large rear deck. The fully fenced backyard features a raised garden area, ample space for future projects, and a heated detached garage with plenty of parking and storage. Located close to the sports complex center, two schools, the outdoor rink, and walking trail, this bungalow is the perfect choice for families or anyone seeking comfort and convenience. Ready for you now!

Built in 1976

Essential Information

MLS® # A2251022

Price \$255,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	864
Acres	0.21
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	309 8th Avenue Se
Subdivision	NONE
City	Manning
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H 2M0

Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	French Door, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2025
Days on Market	51
Zoning	R2

Listing Details

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

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