# \$179,000 - 307 Manning Avenue, Heisler

MLS® #A2253670

## \$179,000

4 Bedroom, 1.00 Bathroom, 1,270 sqft Residential on 0.76 Acres

Heisler, Heisler, Alberta

Wow, this property truly has it all! Set on an expansive 132x250 ft lot, this home offers space, comfort, and pride of ownership throughout. As you enter through the back door, you're welcomed by a spacious mudroom/laundry area and a large 4 piece bathroom. The kitchen and dining area are generously sized, perfect for hosting family gatherings, with ample countertop and cabinet space to meet all your cooking and storage needs. The primary bedroom is conveniently located on the main floor, just steps from the cozy living room. Upstairs, you'II find three additional bedrooms and a bright office space, ideal for a growing family or remote work setup. The basement is unfinished and offers plenty of storage space. The home is equipped with a high-efficiency furnace and an on-demand hot water tank, ensuring both comfort and energy efficiency. Step outside to a beautiful backyard with no rear neighbors, several storage sheds, and a large garden area ready for your green thumb. The extra long driveway can easily accommodate up to 6 vehicles or a large RV. Don't miss your chance to own this incredible property in the Village of Heisler, located in the heart of Flagstaff County, a wonderful place to call home!







Built in 1916

#### **Essential Information**

MLS® # A2253670 Price \$179,000

Bedrooms 4

Bathrooms 1.00

Full Baths 1

Square Footage 1,270 Acres 0.76

Year Built 1916

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

# **Community Information**

Address 307 Manning Avenue

Subdivision Heisler
City Heisler

County Flagstaff County

Province Alberta
Postal Code T0B 2A0

#### **Amenities**

Parking Spaces 8

Parking Off Street, RV Access/Parking

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window

Coverings

Heating Forced Air, High Efficiency

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features BBQ gas line, Garden, Storage

Lot Description Back Yard, Front Yard, Garden, Landscaped, Lawn, No Neighbours

Behind, Few Trees

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed September 3rd, 2025

Days on Market 48

Zoning R1

# **Listing Details**

Listing Office Coldwell Banker OnTrack Realty

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