\$369,900 - 8 Manitoba Avenue, Sunnyslope

MLS® #A2196331

\$369,900

3 Bedroom, 3.00 Bathroom, 1,302 sqft Residential on 0.53 Acres

NONE, Sunnyslope, Alberta

Inviting Bi-Level Home on Over Half an Acre with Scenic Views!

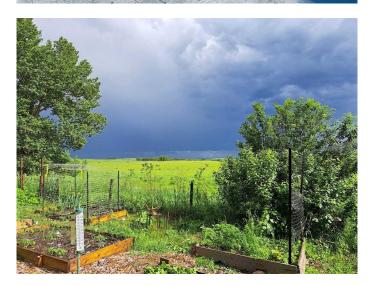
Welcome to this 3-bedroom, 3-bathroom bi-level, offering 1,300 sq. ft. of thoughtfully designed living space and a serene outdoor retreat. Situated on four expansive lots with no neighbors to the south, this property provides unmatched privacy and picturesque views. Inside, you'II find a spacious open-concept kitchen and dining area, perfect for gathering with family and friends. The abundance of counter space makes meal prep a breeze, while the newer flooring and gas fireplace with battery backup add warmth and character. The main floor also features a large primary bedroom with a 3-piece ensuite, a generously sized second bedroom, and convenient main-floor laundry.

The lower level offers even more living space with a well-proportioned family room, a hobby room, and a large bedroom with attached versatile office space that was once two bedroomsâ€"easily convertible back or ideal as a secondary master suite. You'll also find a newly renovated bathroom, cold storage, and a utility room.

Step outside to your newly redone and extended covered back deck, perfect for year-round relaxation. The property also boasts a covered side porch, a 24' x 24' detached garage with a new garage door opener, (there is furnace in garage but it has not been used by current owners) new siding, eavestroughs, and fencing, plus a cozy







firepit area for those unforgettable Alberta evenings.

For the gardening enthusiast, this home is a true paradise! With raised garden beds, county water, and a well for all your gardening needs, you have everything you need to create your dream outdoor space.

This is more than just a homeâ€"it's a lifestyle. Don't miss your chance to experience the perfect blend of comfort, privacy, and natural beauty. Schedule your showing today!

Built in 1982

Essential Information

MLS® # A2196331
Price \$369,900
Sold Price \$360,000

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,302 Acres 0.53 Year Built 1982

Type Residential
Sub-Type Detached
Style Bi-Level
Status Sold

Clarac

Community Information

Address 8 Manitoba Avenue

Subdivision NONE

City Sunnyslope

County Kneehill County

Province Alberta
Postal Code T0M2A0

Amenities

Parking Spaces 4

Parking Double Garage Detached, Driveway, Heated Garage, Additional Parking

Interior

Interior Features Open Floorplan, Storage

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas, Fireplace(s)

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit

Lot Description Back Yard, Cul-De-Sac, Front Yard, Garden, Irregular Lot, Many Trees,

Private, Views

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 24th, 2025

Date Sold March 13th, 2025

Days on Market 15
Zoning HG
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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