

\$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'll 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 bedrooms—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 home—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

Community Information

Address	8 Manitoba Avenue
Subdivision	NONE
City	Sunnyslope
County	Kneehill County
Province	Alberta
Postal Code	T0M2A0

Amenities

Parking Spaces	4
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Parking	Double Garage Detached, Driveway, Heated Garage, Additional Parking
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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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