

\$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'll 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	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Garden, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	61
Zoning	R1

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
----------------	--------------------------------

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.