

# \$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 | 68                  |
| 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.