

# \$389,000 - 11512 Manning Crescent, Grande Cache

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MLS® #A2234146

**\$389,000**

4 Bedroom, 3.00 Bathroom, 1,226 sqft

Residential on 0.25 Acres

NONE, Grande Cache, Alberta

Welcome to 11512 Manning Crescent â€“  
Your Familyâ€™s Next Chapter Begins Here.

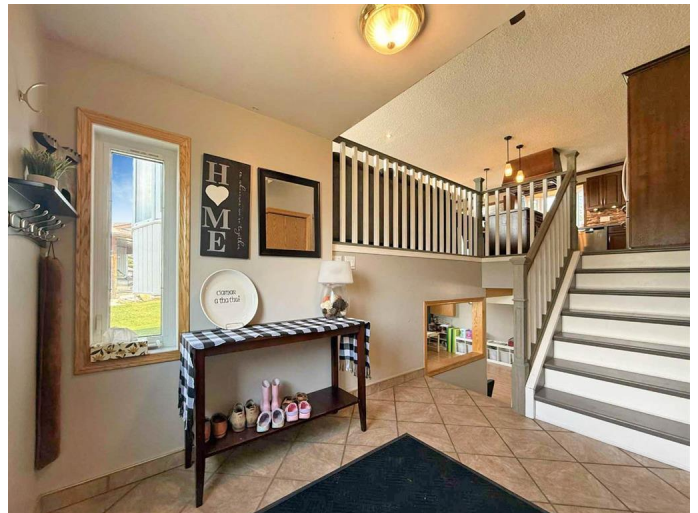
Tucked into a quiet crescent in our safe little mountain town, this home offers the perfect blend of functionality, comfort, and charm. Imagine hosting Sunday dinners, watching the kids play in the backyard, and soaking in those peaceful Grande Cache mountain views â€” all from the comfort of your new home.

Right from the curb, this property shines with inviting appeal. Step inside through a spacious 5x10 front porch â€” plenty of room to drop backpacks, groceries, and boots without tripping over each other.

The heart of the home is a chefâ€™s kitchen, beautifully finished with granite countertops, a gas cooktop, and double wall ovens â€” perfect for cooking up family favourites. The kitchen flows seamlessly into the open-concept dining and living area, where natural light pours in through large windows.

Down the hall, youâ€™ll find two cozy bedrooms for the kids, a 3-piece bathroom complete with a deep soaker tub, and a generously sized primary suite with its own private ensuite bathroom.

The fully finished basement adds even more living space, featuring a large rec/play area with a wood-burning stove, a 4th bedroom, a



3-piece bathroom, and a spacious utility/laundry/storage area.

Step outside into a backyard thatâ€™s just as impressive â€“ fully fenced, flat, and complete with a three-tier deck thatâ€™s perfect for summer BBQs and evening relaxation. A 24x24 detached garage provides room for all your tools and toys, and with alley access, thereâ€™s even space to pull in your trailer. The alley also leads directly to the nearby elementary school, making school runs a breeze.

This home also includes a durable tin roof, updated windows throughout, stunning mountain views from nearly every angle, and ample parking space for vehicles, RVs, or ATVs.

This home truly checks all the boxes for family living â€“ inside and out. Book your showing today and start the next chapter of your story at 11512 Manning Crescent.

Built in 1981

**Essential Information**

MLS® #	A2234146
Price	\$389,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,226
Acres	0.25
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	11512 Manning Crescent
Subdivision	NONE
City	Grande Cache
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0E 0Y0

## Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Double Oven, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Pie Shaped Lot, Street Lighting, Views
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 24th, 2025
Zoning	R1

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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