

303 5 Avenue NE
Manning, Alberta

MLS # A2229752



\$209,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,138 sq.ft.	Age:	1971 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this well-maintained 1138 sq. ft. home located in a quiet northeast neighborhood of Manning and has just recently been reduced in price. Just a short walk to the hospital, splash park, and downtown amenities. Perfect for families, this spacious bungalow offers 3 bedrooms upstairs, including a primary bedroom with a convenient 2-piece ensuite, and a full 4 piece main bathroom. The fully developed basement features 2 additional bedrooms, a 3 piece bathroom, and plenty of space for a rec room or storage. Enjoy recent upgrades including some new windows, flooring, and fresh paint throughout. Step outside to a large, fenced backyard, ideal for kids, pets, or entertaining. A current home inspection is available, offering peace of mind and saving potential buyers time and money. Whether you're starting out, downsizing, or investing, this affordable home is a must-see!