

**505 4th Street NE  
Manning, Alberta**

**MLS # A2299770**



**\$365,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Cleared, Landscaped, Lawn, Private		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** Public

**Floors:** Carpet, Hardwood, Laminate

**Sewer:** Public Sewer

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stucco

**Zoning:** R1

**Foundation:** Poured Concrete, Preserved Wood

**Utilities:** -

**Features:** Central Vacuum, Pantry

**Inclusions:** Shed

Here is a very well maintained 4 level split modern home with a double car garage! The home comes with 4 bedrooms and 3 bathrooms along with all the modern upgrades you may be looking for! Recent upgrades include new back splash throughout the kitchen along with new counter tops and freshly painted cupboards, new dishwasher and new vinyl plank flooring in basement! The furnace and boiler, AC and water heater were all new in 2021 and new shingles were installed in 2019. the fully fenced back yard offers a beautiful oasis allowing you to enjoy a nice evening around fire pit and peace and quite! The underground sprinkler system was installed both front and back to allow for easy watering for your beautiful lawn and yard! Located close to the hospital, splash park in a newer neighborhood in the town of Manning! If you are looking for a comfortable modern home this is a must see!