

514 4th Street NE  
Manning, Alberta

MLS # A2110560



**\$248,854**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,430 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Irregular Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** 1 Shed

This 1425 sq. ft. 5 bedroom, 3 bath raised bungalow has everything a growing family needs. This home offers some recent upgrades including 2 new hot water tanks in April 2022, new shingles in June 2021, new side deck, newer lights, ceiling fans and stainless steel appliances along with interior painting all within the last 5 years. Located in a quiet cul de sac, close to the high school, hospital as well as the millennium playground and splash park. This home is priced well below assessed value and is a must see. Call today to book your appointment to view.