



GRASSROOTS
REALTY GROUP

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**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!