



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**403 5th Avenue NE
Manning, Alberta**

MLS # A2248277

\$369,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,460 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting		

Heating: In Floor, Forced Air, Natural Gas

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Partially Finished

LLD: -

Exterior: Vinyl Siding

Zoning: R1

Foundation: Slab, Wood

Utilities: -

Features: Central Vacuum, French Door, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)

Inclusions: shed

Pride of ownership shines in this immaculate, one-owner bungalow that feels fresh, bright and beautifully maintained. Featuring a sunny, open concept floor plan with a vaulted ceiling, 4 bedrooms, and 3 bathrooms, it's designed for both family living and effortless entertaining. The main floor boasts plenty of cabinetry, a convenient island, pantry with pull-out drawers, and a cozy eating bar. French doors lead to the covered, south-facing composite deck-complete with natural gas BBQ hookup, pot lighting, and privacy walls-perfect for morning coffee or evening relaxation. From the kitchen, the flow continues into a spacious living room and formal dining area, bathed in natural light. Three well-sized bedrooms include a generous primary suite with a private ensuite. A well-equipped main floor laundry with storage connects to the heated double attached garage. The lower-level features in-floor heat, a large family room, a fourth bedroom, a full bathroom and an expansive partially finished area ready for your future plans- ideal for gatherings and holiday celebrations. Recent updates include a new furnace, hot water tank, boiler, central A/C, 30-year shingles, front bay window, exterior door, and energy-efficient LED lighting-ensuring comfort and low maintenance for years to come. The landscaped backyard showcases beautiful rockwork and a flower garden, and the location puts you steps away from the playground, splash park and hospital. Bungalows of this caliber-combining style, function and quality-are rarely available. Don't miss your chance; book your viewing today!