

# \$369,000 - 403 5th Avenue Ne, Manning

MLS® #A2248277

**\$369,000**

4 Bedroom, 3.00 Bathroom, 1,460 sqft

Residential on 0.17 Acres

NONE, Manning, Alberta

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, itâ€™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. Donâ€™t miss your chance; book your viewing today!

Built in 1994

### Essential Information

MLS® #	A2248277
Price	\$369,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,460
Acres	0.17
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	403 5th Avenue Ne
Subdivision	NONE
City	Manning
County	Northern Lights, County of
Province	Alberta
Postal Code	T0H 2M0

### Amenities

Parking Spaces	3
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, French Door, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garburator, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas

Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Slab, Wood

## Additional Information

Date Listed	August 13th, 2025
Days on Market	1
Zoning	R1

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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