

# **\$360,000 - 503 5th Avenue Ne, Manning**

---

MLS® #A2129998

**\$360,000**

3 Bedroom, 3.00 Bathroom, 1,363 sqft

Residential on 0.14 Acres

NONE, Manning, Alberta

In the perfect location, now for sale, is this beautiful custom-built home is move in ready and perfect for the homeowner who wants comfort and style! It is situated on the northeast end of town just steps to our new hospital and across from the Millennium playground and splash park. Pride of ownership is evident as you step into this delightful bungalow. You will be impressed with the open dining area with large windows and the practical but bright kitchen with pantry. It leads into the formal dining and living room area. Here the openness with large windows provides a warm and welcoming feeling. Step out onto the wrap around deck for your relaxing coffee or the perfect place for hosting parties and family gatherings on those warm summer days. This property features 3 larger sized bedrooms, and a beautifully set up main floor laundry room with cabinets. The master bedroom comes complete with a 3-piece en-suite and large closet space. The basement is fully developed with a large family room, office area, a 4-piece bathroom, bedroom, and good-sized cold room. The in-floor heat makes this space warm and cozy in the winter. The attached double car garage has in-floor heat, plenty of space for parking and extra storage. This home has been newly painted and new led lights throughout! Stepping outside, the beautifully landscaped yard with underground sprinkler system has plenty of shrubs, flowers and garden space to provide a peaceful oasis. Seller is motivated



and open to reasonable offers. Book your appointment today!

Built in 2004

### Essential Information

MLS® #	A2129998
Price	\$360,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,363
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	503 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	No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Boiler
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yar
Lot Description	Back Yard, Corner Lot, F Landscaped, Rectangular Lo
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete



Additional Information

Date Listed	May 16th, 2024
Days on Market	488
Zoning	R1

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.