$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	Forced Air, Natural Gas, In Floor

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	38
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.