

# \$225,000 - 303 5 Avenue Ne, Manning

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MLS® #A2229752

**\$225,000**

5 Bedroom, 3.00 Bathroom, 1,138 sqft

Residential on 0.20 Acres

NONE, Manning, Alberta

This 1138 sq. ft. home has everything a growing family needs. Offering 5 bedrooms and 2.5 baths, large fenced back yard and fully finished basement, there is nothing left to do but enjoy your new home. Some recent upgrades include some new windows, new flooring and paint just to name a few. Located close to the hospital and splash park and still walking distance to downtown. Call today to take a look.

Built in 1971

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229752    |
| Price          | \$225,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,138       |
| Acres          | 0.20        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

Address 303 5 Avenue Ne



|             |                            |
|-------------|----------------------------|
| Subdivision | NONE                       |
| City        | Manning                    |
| County      | Northern Lights, County of |
| Province    | Alberta                    |
| Postal Code | T0H 2M0                    |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | See Remarks                           |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas               |
| Cooling           | None                                  |
| Has Basement      | Yes                                   |
| Basement          | Finished, Full                        |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard, Lawn |
| Roof              | Asphalt Shingle |
| Construction      | Wood Siding     |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 9               |
| Zoning         | R2              |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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