

# \$209,000 - 303 5 Avenue Ne, Manning

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MLS® #A2229752

## \$209,000

5 Bedroom, 3.00 Bathroom, 1,138 sqft  
Residential on 0.20 Acres

NONE, Manning, Alberta

Welcome to this well-maintained 1138 sq. ft. home located in a quiet northeast neighborhood of Manning and has just recently been reduced in price. Just a short walk to the hospital, splash park, and downtown amenities. Perfect for families, this spacious bungalow offers 3 bedrooms upstairs, including a primary bedroom with a convenient 2-piece ensuite, and a full 4 piece main bathroom. The fully developed basement features 2 additional bedrooms, a 3 piece bathroom, and plenty of space for a rec room or storage. Enjoy recent upgrades including some new windows, flooring, and fresh paint throughout. Step outside to a large, fenced backyard, ideal for kids, pets, or entertaining. A current home inspection is available, offering peace of mind and saving potential buyers time and money. Whether you're starting out, downsizing, or investing, this affordable home is a must-see!

Built in 1971

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2229752  |
| Price          | \$209,000 |
| 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 | 71              |
| Zoning         | R2              |

### **Listing Details**

Listing Office

RE/MAX Grande Prairie

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