

**505 4th Street NE  
Manning, Alberta**

**MLS # A2169054**



**\$365,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscap		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** Shed

This 4 level split with attached double garage, offers 4 bedrooms and 3 bathrooms along with all the modern upgrades you may be looking for. Recent upgrades include new back splash throughout the kitchen along with new counter tops and freshly painted cupboards, new dishwasher and new vinyl plank flooring in basement. The furnace and boiler, AC and water heater were all new in 2021 and new shingles were installed in 2019. The fully fenced back yard offers a beautiful oasis allowing you to enjoy a nice evening around your fire pit. Underground sprinkler system was installed both front and back to allow for easy watering of your lawn. Located close to the hospital, high school and splash park, this home is the place to be in a newer neighborhood in Manning. Call now to view this home before it is gone.