

**51 Manning Street**  
**Red Deer, Alberta**

**MLS # A2232724**



**\$449,900**

<b>Division:</b>	Morrisroe Extension		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,368 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Garage door remote (1)

Step into a splendid home, perfect for first time buyers and growing families alike. This home is nestled in a friendly community, mere moments from schools and local shopping delights. With its 4 level split design, the home provides a harmonious balance of spacious living and cozy warmth. Boasting four well-appointed bedrooms, this residence ensures ample space for everyone. The master suite is a true haven with a full 4 piece ensuite. The house comes with 2.5 bathrooms, catering to the needs of a bustling household. The heart of the home features hard flooring surfaces that extend throughout, setting the stage for a contemporary and easy-to-maintain lifestyle. The living room, drenched in natural light thanks to large windows, invites relaxation. The kitchen, equipped with stainless steel appliances, new subway tile backsplash and a generous window over the sink, offers a cheerful spot to cook while overlooking the back yard. A separate dining area, with sliding doors, opens onto a covered deck, encouraging outdoor entertainment. The 3rd level unveils another bedroom, a massive family room, a 2 piece bath and direct back yard access, while the 4th level presents additional space with a den, laundry, extra storage and rec room. The exterior doesn't disappoint either; the large, meticulously maintained lot is a child's dream and dad's pride, with a 23'x21' garage and an oversized shed to satisfy all your storage needs.