



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

406 3 Street NW
Manning, Alberta

MLS # A2332855



\$379,500

Division:	NONE		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	2,636 sq.ft.	Age:	1981 (45 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.12 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R2
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 4 Fridges, 4 Stoves, 4 Washing Machines, 4 Dryers

Excellent investment opportunity! This well-maintained fourplex features four identical units, each offering 3 bedrooms and 1.5 bathrooms, and the convenience of in-suite laundry. Every unit has its own private entrance with concrete sidewalks, providing added privacy and easy access for tenants. Numerous recent capital improvements add to the property's value and peace of mind, including new furnace and hot water tank in unit #3 in 2024, new sump pump installed outside complex in 2025 and new Tex decking with durable metal railings completed on Units 3 and 4 in 2025. Ideally situated in the desirable Northwest area of town, this income-producing property is within walking distance of the hospital, downtown amenities, shopping, and services. Whether you're looking to expand your investment portfolio or own a solid multi-family property with quality updates already completed, this fourplex is one you won't want to miss!