# \$119,900 - 5047 48 Street, Mannville

MLS® #A2231549

\$119,900

2 Bedroom, 1.00 Bathroom, 676 sqft Residential on 0.11 Acres

Mannville, Mannville, Alberta

This charming 2-bedroom, 1-bathroom property offers just under 700 sq. ft. of smartly designed living spaceâ€"perfect for first-time buyers, retirees, or investors seeking an affordable rental in a thriving Alberta community.

Key Features:

Recent electrical upgrade;

Eat-in kitchen with generous counter space, ample cabinetry, and built-in dishwasher;

Cozy living room with wood-burning stove for winter warmth;

Walkout patio for enjoying sunny mornings or summer BBQs;

Two comfortable bedrooms with practical closet storage;

Attached heated garage with room for an SUV;

Two garden sheds plus a small garden plot for your green thumb;

This property is located in the Village of Mannvilleâ€"home to a Kâ€"12 school, grocery store, boutique shopping, and a golf course. Commuting is easy with quick access to Highway 16: only 15 minutes to Vermilion, 45 minutes to Lloydminster, and 1.5 hours to







#### Edmonton.

Whether you're searching for a starter home, or an investment property, this updated and well-maintained home offers excellent value in today's market.

Book your showing today and see why Mannville is a great place to call home!

Built in 1945

## **Essential Information**

MLS® # A2231549 Price \$119,900

Bedrooms 2 Bathrooms 1.00

Full Baths 1

Square Footage 676
Acres 0.11
Year Built 1945

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 5047 48 Street

Subdivision Mannville
City Mannville

County Minburn No. 27, County of

Province Alberta
Postal Code T0B 2W0

### **Amenities**

Parking Spaces 3

Parking Off Street, Parking Pad, Single Garage Attached

# of Garages 1

### Interior

Interior Features Ceiling Fan(s)

Appliances Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning Stove

Has Basement Yes

Basement Crawl Space, Partial, Partially Finished

#### **Exterior**

Exterior Features Rain Gutters, Fire Pit, Garden

Lot Description Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden

Roof Asphalt Shingle

Construction Vinyl Siding, Mixed

Foundation Poured Concrete, Perimeter Wall

## **Additional Information**

Date Listed June 16th, 2025

Days on Market 141 Zoning RS

## **Listing Details**

Listing Office RE/MAX PRAIRIE REALTY

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