

# \$124,900 - 5047 48 Street, Mannville

MLS® #A2231549

**\$124,900**

2 Bedroom, 1.00 Bathroom, 676 sqft

Residential on 0.11 Acres

Mannville, Mannville, Alberta

Discover the charm and practicality of small-footprint living with this well-maintained 2-bedroom home in the welcoming community of Mannville. Offering just under 700 sq ft of thoughtfully designed space, this cozy home is perfect for retirees looking to downsize, first-time buyers, or investors seeking a great rental opportunity.

Step inside to a bright eat-in kitchen featuring generous counter space, a full bank of cabinets, and a convenient built-in dishwasher—perfect for everyday living. The comfortable living room includes a wood-burning stove to keep winter evenings cozy, and a walkout patio area ideal for enjoying your morning coffee on warm summer days.

Both bedrooms offer good space and practical closet storage, while a 4-piece bathroom completes the main floor layout. The attached heated garage easily fits an SUV, adding convenience and year-round comfort. Outside, you'll find two garden sheds for tools and storage, plus a small garden plot ready for your green thumb.

Located in the active village of Mannville, this property offers small-town charm with great amenities—K-12 school, grocery store, boutique shopping, and a golf course. Plus, you're just 15 minutes to Vermilion, 45 minutes to Lloydminster, and 1.5 hours to Edmonton.



via the twinned Yellowhead Highway 16.

Affordable, move-in ready, and full of potentialâ€”book your showing today!

Built in 1945

**Essential Information**

MLS® #	A2231549
Price	\$124,900
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	Partial, Crawl Space, Partially Finished

## Exterior

Exterior Features	Fire Pit, Garden, Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete, Perimeter Wall

## Additional Information

Date Listed	June 16th, 2025
Days on Market	29
Zoning	RS

## Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
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