

# \$129,900 - 5047 48 Street, Mannville

MLS® #A2165989

**\$129,900**

2 Bedroom, 1.00 Bathroom, 676 sqft

Residential on 0.11 Acres

Mannville, Mannville, Alberta

Explore the potential of this charming small footprint home. Under 700 sq ft, this 2 bedroom home fits the bill for those looking to downsize in retirement, or as a possible rental property. The cute eat-in kitchen boasts a dishwasher, plenty of counter space, as well as a good bank of cabinets for all your kitchen gadgets. The living room has a small wood stove to take the winter chill off and has a walk out patio area to enjoy morning coffee on warm summer days. The bedrooms are good sized with decent closet space and a 4 piece bath completes the main floor. The attached heated garage is roomy enough for an SUV; and the yard has 2 garden sheds to store yard equipment and a small garden plot for those with a green thumb. Mannville is an active community featuring a k-12 school; grocery and boutique shopping; a golf course; and is within 15 minutes to Vermilion, 45 minutes to Lloydminster or 1 ½ hours to Edmonton on the twinned Yellowhead Hiway 16.

Built in 1945

## Essential Information

MLS® #	A2165989
Price	\$129,900
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, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Partially Finished, Crawl Space, Partial

### **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	September 15th, 2024
Days on Market	216
Zoning	RS

### **Listing Details**

Listing Office	RE/MAX PRAIRIE REALTY
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