

# \$85,000 - 5219 47 Street, Mannville

MLS® #A2214272

## \$85,000

2 Bedroom, 1.00 Bathroom, 1,254 sqft

Residential on 0.18 Acres

NONE, Mannville, Alberta

Here is a nice affordable mobile home that is move in ready. The work is basically done with the roof siding, several windows updated and re insulated within the last 5 years. The bathroom features a jet tub and the primary bedroom has a large walk in closet. The addition off the kitchen on the south side is all closed in and has small electric fireplace for year round enjoyment. The front entry is expanded for extra space. The outside water tap was moved to the front of the house with a shut off valve under the kitchen sink. This home is located on a quiet lot in Mannville located between Lloydminster and Edmonton along Hwy 16. It could be just what you are looking for, book a viewing today at your convenience.

Built in 1976

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214272    |
| Price          | \$85,000    |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,254       |
| Acres          | 0.18        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |                         |
|--------|-------------------------|
| Style  | Single Wide Mobile Home |
| Status | Active                  |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5219 47 Street            |
| Subdivision | NONE                      |
| City        | Mannville                 |
| County      | Minburn No. 27, County of |
| Province    | Alberta                   |
| Postal Code | T0B2W0                    |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Jetted Tub, Walk-In Closet(s)                                |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air   |
| Cooling           | Window Unit(s)   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Basement          | None   |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Lot Description   | Back Yard, Few Trees, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Wood Frame                       |
| Foundation        | Piling(s)                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 3                |
| Zoning         | R                |

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | Stewart Realty |
|----------------|----------------|

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