

# \$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	227
Zoning	RS

### **Listing Details**

Listing Office	RE/MAX PRAIRIE REALTY
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.