

# \$269,900 - 5132 48 Street, Mannville

MLS® #A2159276

## \$269,900

4 Bedroom, 2.00 Bathroom, 1,267 sqft  
Residential on 0.14 Acres

Mannville, Mannville, Alberta

This charming move-in ready home has 4 bedroom, 2 bathroom bungalow, features a spacious layout and a beautiful kitchen. The main floor boasts a large master bedroom with a walk-in closet, an office/bedroom, large living room with a gas fireplace and a 4- piece bathroom. Step through French doors that lead into a large kitchen/dining area. The bright kitchen features endless cupboard and counter space, beautiful finishes, a reverse osmosis system and the counters are epoxy covered concrete. The dining area is a great place for your family to hang out, enjoying meals together, or kids doing homework while you prepare supper. It features a wood fireplace to take the chill off and garden doors that lead outside to the deck so you can BBQ or enjoy morning coffee. The finished basement is great additional living space with 2 bedrooms and a 4-piece bath. The spacious family room is highlighted by a cozy gas stove, a cozy area to enjoy a movie or entertain. The home features A/C for hot summer days. Step outside to the beautiful backyard designed for relaxation and enjoyment, complete with mature trees, a pond, covered patio area that adjoins a sunken lounging area complete with a wood fire place and an outdoor shed for additional storage. The single car garage has back alley access and additional parking. Mannville is an active community featuring a k-12 school; grocery shopping; restaurants and a scenic 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 1960

### Essential Information

MLS® #	A2159276
Price	\$269,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,267
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5132 48 Street
Subdivision	Mannville
City	Mannville
County	Minburn No. 27, County of
Province	Alberta
Postal Code	T0B 2W0

### Amenities

Parking Spaces	3
Parking	Alley Access, Off Street, Single Garage Detached, Heated Garage
# of Garages	1

### Interior

Interior Features	No Smoking Home, Stone Counters, French Door
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Microwave
Heating	Natural Gas, Mid Efficiency
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	3
Fireplaces	Basement, Wood Burning, Free Standing, Gas, Kitchen, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Courtyard, Fire Pit, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Cedar Shake
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 20th, 2024
Days on Market	257
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.