



GRASSROOTS
REALTY GROUP

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**5023 47 Street
Mannville, Alberta**

MLS # A2224625



\$234,500

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Mannville | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,362 sq.ft. | Age: | 1945 (80 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.42 Acre | | |
| Lot Feat: | Lawn, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|---|
| Heating: | High Efficiency, Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Concrete, Mixed | Zoning: | R |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Storage, Vinyl Windows | | |

Inclusions: N/A

Spread your dollar in Mannville, AB. Spacious 5 bedroom home situated on nearly 1/2 an acre, supplying a 36' x 36' shop (2014) as well as a 16' x 20' workshop. All windows in the house have been updated to vinyl as well as an updated high-efficiency furnace. In 2014 the home underwent a major renovation; adding extensive square footage. Key notable; the lot to the south is owned by the town and could be purchased at a reasonable price. A unique property ready for it's next owner.