



GRASSROOTS
REALTY GROUP

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**5047 48 Street
Mannville, Alberta**

MLS # A2231549



\$119,900

Division:	Mannville		
Type:	Residential/House		
Style:	Bungalow		
Size:	676 sq.ft.	Age:	1945 (80 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial, Partially Finished	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	RS
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

This charming 2-bedroom, 1-bathroom property offers just under 700 sq. ft. of smartly designed living space—perfect for first-time buyers, retirees, or investors seeking an affordable rental in a thriving Alberta community. Key Features: Recent electrical upgrade; Eat-in kitchen with generous counter space, ample cabinetry, and built-in dishwasher; Cozy living room with wood-burning stove for winter warmth; Walkout patio for enjoying sunny mornings or summer BBQs; Two comfortable bedrooms with practical closet storage; Attached heated garage with room for an SUV; Two garden sheds plus a small garden plot for your green thumb; This property is located in the Village of Mannville—home to a K–12 school, grocery store, boutique shopping, and a golf course. Commuting is easy with quick access to Highway 16: only 15 minutes to Vermilion, 45 minutes to Lloydminster, and 1.5 hours to Edmonton. Whether you're searching for a starter home, or an investment property, this updated and well-maintained home offers excellent value in today's market. Book your showing today and see why Mannville is a great place to call home!