



**GRASSROOTS**  
REALTY GROUP

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**5047 48 Street  
Mannville, Alberta**

**MLS # A2231549**



**\$124,900**

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

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

**Inclusions:** n/a

Looking for a rental property? 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&ndash;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!