



**GRASSROOTS**  
REALTY GROUP

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**5024 52 Street  
Mannville, Alberta**

**MLS # A2239549**



**\$74,900**

|                  |                             |               |                   |
|------------------|-----------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                        |               |                   |
| <b>Type:</b>     | Residential/House           |               |                   |
| <b>Style:</b>    | Bungalow                    |               |                   |
| <b>Size:</b>     | 810 sq.ft.                  | <b>Age:</b>   | 1949 (76 yrs old) |
| <b>Beds:</b>     | 2                           | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street                  |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Level |               |                   |

|                    |                           |                   |    |
|--------------------|---------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Linoleum, Vinyl           | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Metal                     | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Partial, Unfinished       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed, Stucco, Wood Frame | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features         |                   |    |

**Inclusions:** n/a

Welcome to this charming and budget-friendly 2-bedroom, 1-bathroom bungalow located on a quiet street in the Village of Mannville, Alberta. Ideal for first-time buyers, downsizers, or investors looking for a rental opportunity, this cozy home offers comfortable living at an affordable price point. The yard on this property is a blank slate waiting for you to develop a garden, fence for pets, or just easy-care outdoor space. Step inside to find a practical layout with a bright living room, a functional eat-in kitchen, and two good-sized bedrooms. The main floor bathroom offers easy access for all ages, and laundry is conveniently located in the basement. Whether you're looking for a place to call home or a property to add to your portfolio, this home offers solid value in a welcoming rural community. Mannville is located just off the Yellowhead Highway, offering quick access to Vermilion, Vegreville, and beyond. Enjoy the charm of small-town living while staying connected to essential services, k-12 school, and recreation. Don't miss this opportunity to get into the Mannville real estate market! Contact your Realtor&reg; today to schedule a private showing.