



**GRASSROOTS**  
REALTY GROUP

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**5308 52nd Avenue  
Mannville, Alberta**

**MLS # A2250236**



**\$209,900**

<b>Division:</b>	Mannville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	824 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Garden, Lawn, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** N/A

Spread your dollar in Mannville, AB! This updated bungalow is backing onto green-space (No Neighbours Behind!) Nearly all the windows in the home have been updated to vinyl. A high efficiency furnace has recently been installed as well as a newer HWT. The fully fenced lot supplies a 22' x 22' detached garage as well as a large storage shed. Upon the home's new siding, a major insulation upgrade took place: 2" added along the entirety of the exterior as well as extra blown-in the attic. A true hidden gem in Mannville, AB - situated roughly 12 minutes from Vermilion, AB or half hour from Vegreville, AB. Vacant and can accommodate an immediate possession transfer.