



GRASSROOTS
REALTY GROUP

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**5308 52nd Avenue
Mannville, Alberta**

MLS # A2250236



\$219,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	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.