



GRASSROOTS
REALTY GROUP

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**5047 51 Street
Mannville, Alberta**

MLS # A2258346



\$149,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	768 sq.ft.	Age:	1955 (70 yrs old)
Beds:	2	Baths:	1
Garage:	On Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Wood Frame, Wood Siding	Zoning:	R- Residential
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer,
Features:	Ceiling Fan(s)		

Inclusions: N/A

Tastefully renovated Bungalow Home with New Home Feel. This Property is ready to move into with newer Appliances, fully Fenced Yard and Single Garage to enjoy. Interior Upgrades include a New Kitchen with modern appliances, New Bathroom, Fresh Bedrooms, Spacious Livingroom, new Flooring, Paint, Window Drapes, Etc. Basement is currently framed into 3 main rooms. Washer & Dryer are conveniently located in the 1st good sized room near the base of the stairs. 2nd room could serve as extra storage space and/or readily be developed to include a second Washroom with the existing newer toilet. 3rd large 11ft x 30ft room could serve many purposes from recreation to potential extra bedroom(s). Beyond this, the outside of the property is well appointed with a good fence, patio & firepit areas, lawn spaces, and a handy "single garage leading to an extra rear parking space. Property has a separate shaded front lawn area to watch the sun retire in the western sky each evening. Total of over 1500 sq ft of living space in this beautiful Residence that is located on a quiet residential street. Low taxes & reasonable utilities. Come have a look at this beautiful affordable property!