



**GRASSROOTS**  
REALTY GROUP

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**5019 51 Street**  
**Mannville, Alberta**

**MLS # A2275244**



**\$219,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,185 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Garage Door Opener, Garage Faces Rear, 5		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Level		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R
<b>Utilities:</b>	-

**Inclusions:** n/a

Welcome to this beautifully updated home for sale in Mannville, AB, offering move-in-ready comfort in a quiet, family-friendly community. This well-maintained property is ideal for buyers seeking small-town living with modern upgrades already completed. The home features a newly renovated kitchen with updated cabinetry, creating a bright and functional space for everyday living and entertaining. Major improvements include many new windows, a new furnace, new flooring throughout, a fully renovated bathroom, new 8'x12' deck, added insulation in the home, providing efficiency, comfort, and long-term value. With 2 spacious bedrooms up and 1 bedroom converted to a main floor laundry, the layout offers flexibility for families, home offices, or guest rooms. A single-car garage adds convenience and extra storage. Located in the welcoming community of Mannville, AB, this home is close to local amenities and shopping, the k-12 school, and park, making it a great option for families, first-time home buyers, or anyone looking to enjoy affordable housing in east-central Alberta. Mannville is an active community with recreational opportunities and small town charm. Mannville has a beautiful golf course, shopping and is an easy commute to Vermilion or to Vegreville on the twinned Hiway 16