



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4631 51 Street**  
**Mannville, Alberta**

**MLS # A2162946**



**\$109,900**

<b>Division:</b>	Mannville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.52 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Many Trees, Private,		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RES
<b>Foundation:</b>	Block, Combination, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Vinyl Windows		

**Inclusions:** None

Welcome Home! Cute as a button, this little gem is seeking new owners! Find some peace and quiet in the charming community of Mannville with only a short commute to major services in Lloydminster, Vegreville or Vermilion. Cost effective living on a large chunk of land - three lots total measuring 150 x 150 and situated on a quiet no through street at the west edge of the Village - enjoy special time on your supersized front deck or puttering in the yard. The mature landscaping here provides for a great base to your dream yard, garden plot or future expansion plans. There is a 24x28 detached garage and other storage shed options for your tools, toys or even a greenhouse. The open concept three bedroom, one bath interior has seen updates, inclusive of flooring, windows, furnace and water tank over the years. The kitchen and dining area is sizable enough to host a crowd and all appliances are included in the sale. Multi-purpose front and back entryways provide for a ton of storage to drop coats and boots or even a formal diningroom opportunity. This place feels like an acreage in town with easy access to community services - family friendly and walkable with K-12 and preschool, a perfect starter home or downsize option. This property will be sold 'as is-where is'. Make your move!