

\$259,900 - 5132 48 Street, Mannville

MLS® #A2159276

\$259,900

4 Bedroom, 2.00 Bathroom, 1,267 sqft
Residential on 0.14 Acres

Mannville, Mannville, Alberta

PRICE REDUCED! Discover exceptional value with this charming, move-in ready 4-bedroom, 2-bathroom bungalow in the heart of Mannville. With a recent price drop, this spacious and beautifully maintained home offers comfort, character, and functionality at a great value. The main floor features a large primary bedroom with walk-in closet, a versatile office or second bedroom, a generously sized living room with a cozy gas fireplace, and a bright 4-piece bathroom. Step through French doors into a stunning kitchen and dining area, perfect for family gatherings. The kitchen boasts epoxy-coated concrete countertops, endless cupboard and counter space, modern finishes, and a reverse osmosis system. The dining area offers a welcoming atmosphere with a wood-burning fireplace, perfect for cozy evenings. Garden doors open to a sunny deck—ideal for BBQs or morning coffee.

Downstairs, the fully finished basement includes two additional bedrooms, a 4-piece bathroom, and a spacious family room complete with a gas stove—a perfect retreat for movie nights or entertaining guests. Enjoy year-round comfort with central A/C, and step outside to your own backyard oasis. The beautifully landscaped yard features mature trees, a tranquil pond, a covered patio, a sunken lounging area with a wood-burning fireplace, and a handy storage shed. The single-car garage with back alley access offers convenience, along with additional



off-street parking. Located in the welcoming community of Mannville, this home is close to all essential amenities including a K school, grocery store, restaurants, and a picturesque golf course. Plus, it's just 15 minutes to Vermilion, 45 minutes to Lloydminster, and 1.5 hours to Edmonton on the twinned Yellowhead Highway 16. Don't miss out on this newly priced gem—schedule your showing today!

Built in 1960

Essential Information

MLS® #	A2159276
Price	\$259,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,267
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5132 48 Street
Subdivision	Mannville
City	Mannville
County	Minburn No. 27, County of
Province	Alberta
Postal Code	T0B 2W0

Amenities

Parking Spaces	3
Parking	Alley Access, Heated Garage, Off Street, Single Garage Detached
# of Garages	1

Interior

Interior Features	Stone Counters, French Door, No Smoking Home
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Mid Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Free Standing, Gas, Kitchen, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Fire Pit, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Cedar Shake
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2024
Days on Market	276
Zoning	RS

Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
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