

**5140 48 Street
Mannville, Alberta**

MLS # A2267192



\$69,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	672 sq.ft.	Age:	1948 (78 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Baseboard, Electric, Space Heater	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Perimeter Wall, Other	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: space heaters, table & chairs, work table in laundry room

Welcome to this cozy, one-level home ideally situated on a spacious corner lot with a large fenced yard—perfect for pets, gardening, or outdoor entertaining. This inviting property offers a functional layout with an open-concept kitchen, dining, and living area, providing a cozy space for daily living and relaxation. The home features 1 large Bedroom, Main Floor Laundry and 4 piece bath. This home is a fantastic opportunity for first-time buyers, downsizers, or investors looking for a solid property with room to make your own. Don't miss the chance to enjoy a quiet location with easy access to local amenities. Mannville is an active community featuring a k-12 school; restaurants, grocery and boutique shopping; a golf course; and is within 15 minutes to Vermilion, 45 minutes to Lloydminster or 1 1/2 hours to Edmonton on the twinned Yellowhead Hiway 16.