

# \$149,500 - 5047 51 Street, Mannville

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MLS® #A2258346

**\$149,500**

2 Bedroom, 1.00 Bathroom, 768 sqft

Residential on 0.14 Acres

NONE, Mannville, Alberta

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 14' x 22' 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!

Built in 1955

## Essential Information

MLS® #

A2258346



|                |             |
|----------------|-------------|
| Price          | \$149,500   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 768         |
| Acres          | 0.14        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5047 51 Street            |
| Subdivision | NONE                      |
| City        | Mannville                 |
| County      | Minburn No. 27, County of |
| Province    | Alberta                   |
| Postal Code | T0B 2W0                   |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Available, Water Connected |
| Parking Spaces | 2                                                                              |
| Parking        | On Street, Single Garage Detached                                              |
| # of Garages   | 1                                                                              |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                          |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Full, Partially Finished                                |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Other                         |
| Lot Description   | Back Yard, Private, Few Trees |
| Roof              | Asphalt Shingle               |

|              |                           |
|--------------|---------------------------|
| Construction | Mixed, Wood Frame, Wood S |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 46                   |
| Zoning         | R- Residential       |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Centre - Vermilion |
|----------------|--------------------------------|



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