

# \$119,900 - 5047 48 Street, Mannville

MLS® #A2231549

**\$119,900**

2 Bedroom, 1.00 Bathroom, 676 sqft  
Residential on 0.11 Acres

Mannville, Mannville, Alberta

This charming 2-bedroom, 1-bathroom property offers just under 700 sq. ft. of smartly designed living space—perfect for first-time buyers, retirees, or investors seeking an affordable rental in a thriving Alberta community.

Key Features:

Recent electrical upgrade;

Eat-in kitchen with generous counter space, ample cabinetry, and built-in dishwasher;

Cozy living room with wood-burning stove for winter warmth;

Walkout patio for enjoying sunny mornings or summer BBQs;

Two comfortable bedrooms with practical closet storage;

Attached heated garage with room for an SUV;

Two garden sheds plus a small garden plot for your green thumb;

This property is located in the Village of Mannville—home to a K&#12 school, grocery store, boutique shopping, and a golf course. Commuting is easy with quick access to Highway 16: only 15 minutes to Vermilion, 45 minutes to Lloydminster, and 1.5 hours to



Edmonton.

Whether you're searching for a starter home, or an investment property, this updated and well-maintained home offers excellent value in today's market.

Book your showing today and see why Mannville is a great place to call home!

Built in 1945

### Essential Information

MLS® #	A2231549
Price	\$119,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	676
Acres	0.11
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5047 48 Street
Subdivision	Mannville
City	Mannville
County	Minburn No. 27, County of
Province	Alberta
Postal Code	T0B 2W0

### Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, Partial, Partially Finished

## Exterior

Exterior Features	Rain Gutters, Fire Pit, Garden
Lot Description	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Mixed
Foundation	Poured Concrete, Perimeter Wall

## Additional Information

Date Listed	June 16th, 2025
Days on Market	118
Zoning	RS

## Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
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