

# \$119,900 - 4631 51 Street, Mannville

MLS® #A2162946

**\$119,900**

3 Bedroom, 1.00 Bathroom, 1,080 sqft

Residential on 0.52 Acres

Mannville, Mannville, Alberta

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!



## Essential Information

MLS® #	A2162946
Price	\$119,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,080
Acres	0.52
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4631 51 Street
Subdivision	Mannville
City	Mannville
County	Minburn No. 27, County of
Province	Alberta
Postal Code	T0B 2W0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Laminate Counters, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Many Trees, Private, Square Shaped Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Block, Combination, Poured Concrete

**Additional Information**

Date Listed	September 4th, 2024
Days on Market	330
Zoning	RES

**Listing Details**

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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