

5047 51 Street  
Mannville, Alberta

MLS # A2258346



\$149,500

|           |                                   |        |                   |
|-----------|-----------------------------------|--------|-------------------|
| Division: | NONE                              |        |                   |
| Type:     | Residential/House                 |        |                   |
| Style:    | Bungalow                          |        |                   |
| Size:     | 768 sq.ft.                        | Age:   | 1955 (71 yrs old) |
| Beds:     | 2                                 | Baths: | 1                 |
| Garage:   | On Street, Single Garage Detached |        |                   |
| Lot Size: | 0.14 Acre                         |        |                   |
| Lot Feat: | Back Yard, Few Trees, Private     |        |                   |

|             |                                |            |                                                      |
|-------------|--------------------------------|------------|------------------------------------------------------|
| Heating:    | Forced Air, Natural Gas        | Water:     | -                                                    |
| Floors:     | Vinyl Plank                    | Sewer:     | -                                                    |
| Roof:       | Asphalt Shingle                | Condo Fee: | -                                                    |
| Basement:   | Full                           | LLD:       | -                                                    |
| Exterior:   | Mixed, Wood Frame, Wood Siding | Zoning:    | R- Residential                                       |
| Foundation: | Poured Concrete                | Utilities: | Electricity Connected, Natural Gas Connected, Sewer, |
| Features:   | Ceiling Fan(s)                 |            |                                                      |

Inclusions: N/A

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 "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!