

**5101 55 Street
Mannville, Alberta****MLS # A2273231****\$269,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,312 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Multiple Driveways		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Walk-In Closet(s)		

Inclusions: NA

Sitting on the edge of Mannville against fields and wide open spaces. This property with its large fenced yard, attached garage and shop feels like an acreage. Over 1300 square feet of house with 5 bedrooms, 3 bathrooms and has a retreat of a primary bedroom with walk-in.closet , soaker tub, shower and did you see the sqft of this space…?? Additional bedrooms and family areas in the finished basement. For a buyer with discerning taste of a warm kitchen and living room with a wood burning fireplace, this is a must put on your ‘TO VIEW’ list! Mannville is worth the drive for affordable living and small community allure.