

## \$249,000 - 5004 51 St, Mannville

MLS® #E4418544

### \$249,000

3 Bedroom, 2.00 Bathroom, 1,280 sqft  
Single Family on 0.00 Acres

Mannville, Mannville, AB

Here is your opportunity to own a 1280 sq ft 3 bedroom home built in 2003 in the unique community of Mannville. It's oversized attached garage is heated. The property's backyard is fenced, landscaped, with a rear deck that has a natural gas barbeque hookup.

The shingles were replaced a year ago and hot water tank replace 8 months ago. The community of Mannville is located on the junction of Highway 16 and secondary highway 881. It is situated approximately 83 km west of Lloydminster and 181 km to Edmonton. It has a k-12 school, recreational facility, senior assisted living, grocery store, bank and a repair shop.

Built in 2003

### Essential Information

MLS® #	E4418544
Price	\$249,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,280
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### **Community Information**

Address	5004 51 St
Area	Mannville
Subdivision	Mannville
City	Mannville
County	ALBERTA
Province	AB
Postal Code	T0B 2W0

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Front Drive Access, Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	yes
Middle	yes
High	yes

### **Additional Information**

Date Listed January 17th, 2025

Days on Market 93

Zoning Zone 80

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