

# \$264,900 - 5121 55 Street, Mannville

MLS® #A2181322

**\$264,900**

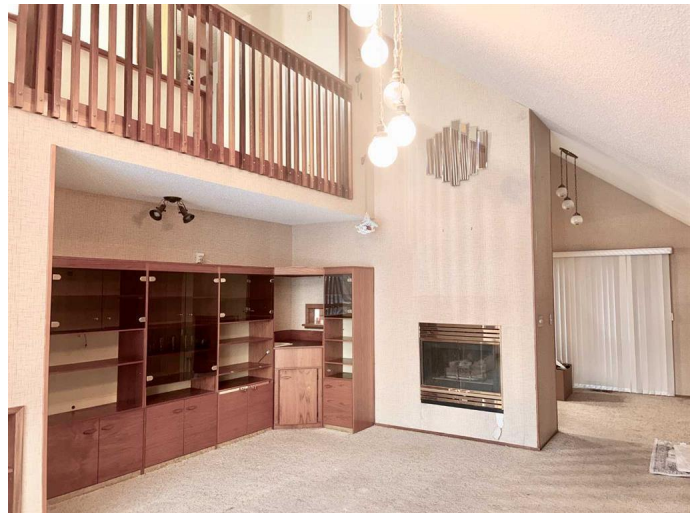
4 Bedroom, 4.00 Bathroom, 2,020 sqft

Residential on 0.25 Acres

Mannville, Mannville, Alberta

**PRICE REDUCED** – Incredible Value in This Well-Loved Family Home!

This beautifully designed two-storey home, lovingly maintained by the original family since it was built in 1979, is now offered at a newly reduced price—making it a rare opportunity you won't want to miss. The heart of the home is the open-concept family room, complete with vaulted ceilings and a cozy gas fireplace—a warm and inviting space perfect for gathering with loved ones. A second living room provides extra flexibility and could easily be converted into a fourth bedroom, home office, or playroom. Upstairs, you'll find three generously sized bedrooms and a unique three-season sun porch. Enjoy your morning coffee or unwind with a glass of wine while taking in peaceful west-facing views. The finished basement offers a private one-bedroom suite with a separate entrance, ideal for generating rental income, hosting guests, or creating a comfortable in-law suite. A single attached garage leads directly into a spacious workshop—perfect for hobbyists, DIYers, or woodworking enthusiasts. Step through the garden doors to the screened-in back porch, which opens into a beautifully maintained, fully fenced backyard featuring fruit trees, flower beds, and ample space for gardening, entertaining, or family fun. With its solid construction, thoughtful layout, and flexible living spaces, this home is full of potential—and now more affordable than ever.



Don't miss your chance to book your showing today!

Built in 1979

### Essential Information

MLS® #	A2181322
Price	\$264,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,020
Acres	0.25
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	5121 55 Street
Subdivision	Mannville
City	Mannville
County	Minburn No. 27, County of
Province	Alberta
Postal Code	T0B 2W0

### Amenities

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

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Lawn
Roof	Asphalt Shingle
Construction	Cedar, Concrete, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	November 28th, 2024
Days on Market	247
Zoning	RS

## Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
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