

# \$239,000 - 4604 52 Avenue, Mannville

MLS® #A2228158

## \$239,000

3 Bedroom, 2.00 Bathroom, 1,676 sqft  
Residential on 1.16 Acres

Mannville, Mannville, Alberta

Acreage Living, In-Town! This 1.16 Acre parcel, situated on a corner-lot, equates to roughly 4-5 city lots. The MASSIVE lot supplies a 1,676 Sq Ft. bungalow, a 28' x 30' detached garage (welder capable), as well as a two-tiered deck, large gazebo, garden area, & a large storage shed. The parcel supplies a wide array of fruit trees: apple, nanking, evin's cherries, saskatoons, haskups, and a mature raspberry bush. Updates include: New roof in 2023, HWT - 2024, Central Air Conditioning, RV parking, as well as added kitchen backsplash. A unique property through & through. Mannville, AB - Located roughly 15 minutes west of Vermilion, AB.

Built in 2005

## Essential Information

MLS® #	A2228158
Price	\$239,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,676
Acres	1.16
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active



## Community Information

Address	4604 52 Avenue
Subdivision	Mannville
City	Mannville
County	Minburn No. 27, County of
Province	Alberta
Postal Code	T0B 2W0

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Kitchen Island, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	Garden, Outdoor Grill, Private Yard, RV Hookup
Lot Description	Corner Lot, Greenbelt, Lawn, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Piling(s)

## Additional Information

Date Listed	June 6th, 2025
Days on Market	21
Zoning	RS

## Listing Details

Listing Office	Vermilion Realty
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