

# \$74,900 - 5140 48 Street, Mannville

MLS® #A2267192

**\$74,900**

1 Bedroom, 1.00 Bathroom, 672 sqft

Residential on 0.14 Acres

NONE, Mannville, Alberta

Welcome to this cozy, one-level home ideally situated on a spacious corner lot with a large fenced yard—perfect for pets, gardening, or outdoor entertaining. This inviting property offers a functional layout with an open-concept kitchen, dining, and living area, providing a cozy space for daily living and relaxation.

The home features 1 large Bedroom, Main Floor Laundry and 4 piece bath.

This home is a fantastic opportunity for first-time buyers, downsizers, or investors looking for a solid property with room to make your own. Don't miss the chance to enjoy a quiet location with easy access to local amenities. Mannville is an active community featuring a k-12 school; restaurants, grocery and boutique shopping; a golf course; and is within 15 minutes to Vermilion, 45 minutes to Lloydminster or 1 ½ hours to Edmonton on the twinned Yellowhead Hiway 16.

Built in 1948

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | A2267192 |
| Price          | \$74,900 |
| Bedrooms       | 1        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 672      |
| Acres          | 0.14     |
| Year Built     | 1948     |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5140 48 Street            |
| Subdivision | NONE                      |
| City        | Mannville                 |
| County      | Minburn No. 27, County of |
| Province    | Alberta                   |
| Postal Code | T0B 2W0                   |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Parking Spaces | 3                                           |
| Parking        | Off Street, RV Access/Parking, Alley Access |

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | No Animal Home, No Smoking Home   |
| Appliances        | Electric Stove, Washer/Dryer      |
| Heating           | Baseboard, Electric, Space Heater |
| Cooling           | None                              |
| Has Basement      | Yes                               |
| Basement          | Crawl Space                       |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | BBQ gas line                                 |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard |
| Roof              | Asphalt                                      |
| Construction      | Mixed                                        |
| Foundation        | Other, Perimeter Wall                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 3                  |
| Zoning         | RS                 |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX PRAIRIE REALTY |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.