

\$124,900 - 5047 48 Street, Mannville

MLS® #A2231549

\$124,900

2 Bedroom, 1.00 Bathroom, 676 sqft

Residential on 0.11 Acres

Mannville, Mannville, Alberta

Discover the charm and practicality of small-footprint living with this well-maintained 2-bedroom home in the welcoming community of Mannville. Offering just under 700 sq ft of thoughtfully designed space, this cozy home is perfect for retirees looking to downsize, first-time buyers, or investors seeking a great rental opportunity.

Step inside to a bright eat-in kitchen featuring generous counter space, a full bank of cabinets, and a convenient built-in dishwasher—perfect for everyday living. The comfortable living room includes a wood-burning stove to keep winter evenings cozy, and a walkout patio area ideal for enjoying your morning coffee on warm summer days.

Both bedrooms offer good space and practical closet storage, while a 4-piece bathroom completes the main floor layout. The attached heated garage easily fits an SUV, adding convenience and year-round comfort. Outside, you'll find two garden sheds for tools and storage, plus a small garden plot ready for your green thumb.

Located in the active village of Mannville, this property offers small-town charm with great amenities—K-12 school, grocery store, boutique shopping, and a golf course. Plus, you're just 15 minutes to Vermilion, 45 minutes to Lloydminster, and 1.5 hours to Edmonton.



via the twinned Yellowhead Highway 16.

Affordable, move-in ready, and full of potentialâ€”book your showing today!

Built in 1945

Essential Information

MLS® #	A2231549
Price	\$124,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	676
Acres	0.11
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5047 48 Street
Subdivision	Mannville
City	Mannville
County	Minburn No. 27, County of
Province	Alberta
Postal Code	T0B 2W0

Amenities

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

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, Partial, Partially Finished

Exterior

Exterior Features	Fire Pit, Garden, Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete, Perimeter Wall

Additional Information

Date Listed	June 16th, 2025
Days on Market	47
Zoning	RS

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.