

# \$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 | 24             |
| Zoning         | RS             |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Vermilion Realty |
|----------------|------------------|

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