

\$219,000 - 5308 52nd Avenue, Mannville

MLS® #A2250236

\$219,000

4 Bedroom, 1.00 Bathroom, 824 sqft

Residential on 0.15 Acres

Mannville, Mannville, Alberta

Spread your dollar in Mannville, AB! This updated bungalow is backing onto green-space (No Neighbours Behind!) Nearly all the windows in the home have been updated to vinyl. A high efficiency furnace has recently been installed as well as a newer HWT. The fully fenced lot supplies a 22' x 22' detached garage as well as a large storage shed. Upon the home's new siding, a major insulation upgrade took place: 2" added along the entirety of the exterior as well as extra blown-in the attic. A true hidden gem in Mannville, AB - situated roughly 12 minutes from Vermilion, AB or half hour from Vegreville, AB. Vacant and can accommodate an immediate possession transfer.

Built in 1963

Essential Information

MLS® #	A2250236
Price	\$219,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	824
Acres	0.15
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
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Community Information

Address	5308 52nd Avenue
Subdivision	Mannville
City	Mannville
County	Minburn No. 27, County of
Province	Alberta
Postal Code	T0B 2W0

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Pantry
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Storage
Lot Description	Backs on to Park/Green Space, Garden, Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2025
Days on Market	5
Zoning	R

Listing Details

Listing Office	Vermilion Realty
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