

# \$274,900 - 5121 55 Street, Mannville

MLS® #A2181322

**\$274,900**

4 Bedroom, 4.00 Bathroom, 2,020 sqft

Residential on 0.25 Acres

Mannville, Mannville, Alberta

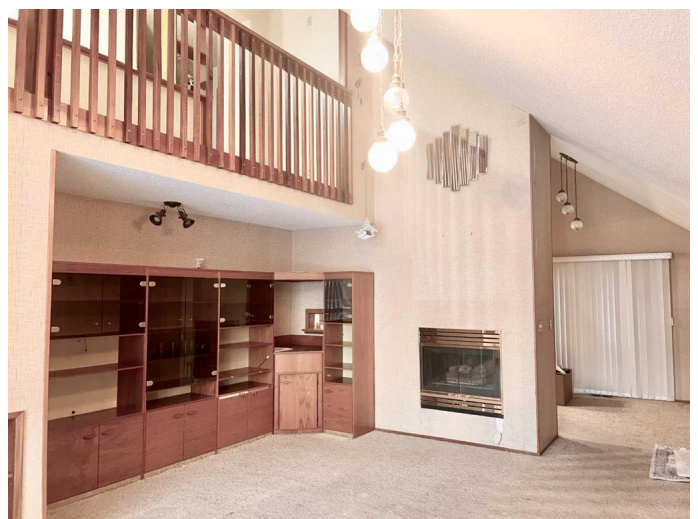
This beautifully designed two-story home has been owned by the same family since it was built in 1979. The open-concept family room, featuring vaulted ceilings and a cozy gas fireplace, is the perfect gathering space for loved ones. A second living room offers flexibility and could easily be converted into an additional bedroom.

Upstairs, you'll find three spacious bedrooms, along with a unique three-season sun porch—an ideal spot to relax with a coffee or glass of wine while taking in the peaceful westward views. The basement includes a private one-bedroom suite with a separate entrance, providing potential rental income or a comfortable in-law suite. The single attached garage leads into a workshop, making it a great space for crafters or woodworking enthusiasts. Step through the garden door to discover a screened-in back porch, which opens to a fully fenced backyard complete with fruit trees, flower beds, and plenty of room for gardening or outdoor activities.

Built in 1979

## Essential Information

MLS® #	A2181322
Price	\$274,900
Bedrooms	4
Bathrooms	4.00



Full Baths	4
Square Footage	2,020
Acres	0.25
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	5121 55 Street
Subdivision	Mannville
City	Mannville
County	Minburn No. 27, County of
Province	Alberta
Postal Code	T0B 2W0

### Amenities

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

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Bookcases, Kitchen Island, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Lawn

Roof	Asphalt Shingle
Construction	Mixed, Cedar, Concrete
Foundation	Poured Concrete

**Additional Information**

Date Listed	November 28th, 2024
Days on Market	140
Zoning	RS

**Listing Details**

Listing Office	RE/MAX PRAIRIE REALTY
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