

\$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

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 9
Zoning R

Listing Details

Listing Office Vermilion 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.