



**4606 50 Avenue  
Vermilion, Alberta**

**MLS # A2289205**



**\$298,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,648 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Few Trees, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R2-Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** Hood Fan, Small Metal Garden Shed, Extra boxes of new Flooring, Ceiling Fans and Small Ceiling Winch in Garage.

MUCH More than meets the Eye: Well Maintained Home with Large 2 Level Addition (1982yr) which essentially turned this Residence into a 3 Level Split. Currently has 4 Bedrooms and 2.5 Bathrooms. Addition includes large Livingroom with inviting gas Fireplace, small Utility space & thirst quenching Beverage Centre on 1st Floor, plus Garden door(s) to the outside 14ft x 20ft Patio. 2nd Floor is Home to Master Bedroom with 4pc Ensuite and large Closet. 2nd Bedroom is on main floor with 2 more good sized bedrooms in the basement, plus a spacious laundry area and a 3pc bath. Basement also houses the 2nd utility and extra storage areas. Windows plus Siding on the Addition were upgraded in 2024/25, along with New main floor windows on the original Home. Shingles were recently touched up as well. Property is well treed for privacy & shade along the west boundary with a longer driveway that leads to the single Heated Garage with 220V power and plumbed for work with air tools. Rear access to property via back alley provides ample additional parking options for small or larger vehicles & trailers. Property is well situated within 1 block to 2 different schools. Rail fence out front, lawn, and perennials along the East side. Well worth your wait, this is likely the property you've been waiting for! Call Today:)