



GRASSROOTS
REALTY GROUP

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5310 46 Avenue
Vermilion, Alberta

MLS # A2292649



\$94,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	934 sq.ft.	Age:	1940 (86 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Off Street, On Street, Parking Pad, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed, Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

Welcome to this charming 1 $\frac{1}{2}$ storey home located in Vermilion, AB. Situated on an oversized lot and this property is just minutes from Lakeland College, downtown shopping, restaurants, and everyday amenities. Inside, the upper level features two comfortable bedrooms, while the main floor offers a spacious dining area, cozy living room, and a bright, functional kitchen. The layout provides a warm and inviting atmosphere with plenty of potential to make it your own. Step outside to enjoy the partially fenced backyard with ample space for children, pets, gardening, or outdoor entertaining. The single garage is large enough for an SUV or can easily serve as a workshop or hobby space. There's also a convenient parking pad with room for RV parking. Whether you're searching for an affordable starter home, rental property, or investment opportunity in Vermilion, this property checks all the boxes. Immediate possession available.