



**4812 Airport Drive
Vermilion, Alberta**

MLS # A2302183



\$297,000

Division:	Vermilion		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,132 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Few Trees, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: N/A

Modernized Bungalow in the Airport Subdivision, situated on an oversized lot. The home has seen a complete renovation in recent years; opening-up the main area while adding a major conversation piece in the 3-sided-gas-fireplace. You'll notice the busy yard as it's been converted to a "Food Forest." The concept has created a biodiverse ecosystem which can be seen in real time as bees, butterflies, and other pollinators are prevalent. The fully-fenced backyard supplies a 24' x 22'; garage, firepit area, as well as a manicured covered patio which provides an extremely secluded feel. Other recent additions: driveway gate / added insulation in the attic / floors, lighting, and windows. All appliances set to stay - furniture negotiable.