



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

4501 52 Street  
Fort Vermilion, Alberta

MLS # A2304108



**\$485,000**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                       |        |                   |
| Type:     | Residential/House                                                          |        |                   |
| Style:    | Bungalow                                                                   |        |                   |
| Size:     | 2,266 sq.ft.                                                               | Age:   | 2008 (18 yrs old) |
| Beds:     | 4                                                                          | Baths: | 2 full / 1 half   |
| Garage:   | Off Street, Parking Pad, RV Access/Parking, Single Garage Attached         |        |                   |
| Lot Size: | 0.34 Acre                                                                  |        |                   |
| Lot Feat: | Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Many Trees, Vie |        |                   |

|             |                                                                                                                                    |            |      |
|-------------|------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                                                            | Water:     | -    |
| Floors:     | Carpet, Linoleum                                                                                                                   | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                    | Condo Fee: | -    |
| Basement:   | Full                                                                                                                               | LLD:       | -    |
| Exterior:   | ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Vinyl Siding, Wood Siding                                               | Zoning:    | H-R1 |
| Foundation: | Block, ICF Block, Poured Concrete                                                                                                  | Utilities: | -    |
| Features:   | Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Vinyl Windows |            |      |

**Inclusions:** Shed, play center

Set on a huge, beautifully landscaped lot, this stunning 4-level split offers the perfect blend of space, character, and functionality—complete with an attached heated garage and a 24x28 detached heated workshop for all your projects and hobbies. From the moment you arrive, the pride of ownership and attention to detail in the yard is evident, creating a truly inviting setting. The home features 4 bedrooms and 2.5 bathrooms, with a thoughtfully designed layout that works for both everyday living and entertaining. The ground-level entry welcomes you into a spacious, open-concept main area highlighted by a chef’s kitchen with island, corner pantry, and timeless white appliances, all overlooking the dining area, breakfast nook, and living room. The living space is warm and inviting with a pellet stove and large windows showcasing the backyard. Upstairs, you’ll find a private primary suite complete with a walk-in closet and full ensuite, along with an additional bedroom and office area. Step out onto the balcony and enjoy beautiful views overlooking the northern horizon and the mighty Peace River—an incredible bonus feature. The lower level includes a bedroom, full bathroom, and laundry area, while the basement offers even more space with another bedroom, play area, and cold storage. Outside, the property truly shines with its stunning landscaping, multiple outdoor entertaining spaces, and a peaceful atmosphere. With features like central A/C, central vac, in floor heat, plus ample parking, and both indoor and outdoor areas perfectly designed for family life or entertaining, this home has something for everyone. A rare opportunity—come take a look today!