



GRASSROOTS

REALTY GROUP

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4706 53 Avenue
Vermilion, Alberta

MLS # A2308469



\$234,900

Division:	Vermilion		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,544 sq.ft.	Age:	1906 (120 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, High Ceilings, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Gorgeous Character Home with all the Right Touches of 'New.' Situated on one of Vermilion's most beautifully treed avenues, this 2-storey relic has seen a wide array of updates: high efficiency furnace, an added dishwasher, all new flooring, lighting, and 100A electrical panel, as well as a new water-main to the street. The fully-fenced backyard supplies a large storage shed as well as a single-detached garage (20'x12'). The home is within walking distance to schools, the dog park, as well as river trails. A true piece of Alberta's History, ready for its next owner.