



**5408 50 Avenue  
Vermilion, Alberta**

**MLS # A2312292**



**\$224,900**

<b>Division:</b>	Vermilion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	738 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Few Trees, Lawn, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Storage		

**Inclusions:** N/A

Solid Bungalow situated on a lot & a half (9,000 Sq Ft). The oversized lot is fully-fenced and also supplies a 32' x 13' garage/workshop. The home has seen a wide array of updates: 100A panel, high efficiency furnace, central AC, bathroom reno, some new windows, flooring, as well as concrete work around the home. Vacant & can accommodate an immediate possession transfer.