



GRASSROOTS
REALTY GROUP

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5402 50 Avenue
Vermilion, Alberta

MLS # A2313505



\$379,000

Division:	Vermilion		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,180 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Greenbelt, Landscaped, Lawn, Level, Many Trees, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Crown Molding, Jetted Tub, No Smoking Home, Skylight(s), Storage, Vinyl Windows		

Inclusions: N/A

One. Of. A. Kind. If you have any roots in Vermilion, you'll be sure to know this house. Known for having the best Christmas lights in the county, this property has had the same ownership since 1968. Supplying a sprawling 2,000+ SQ FT home with recently updated triple pane windows, 2 new high efficiency furnaces, as well as Gerard: Stone-Coated Metal Roofing shingles. No expenses spared upon updating. Bells & whistles such as powered black-out, privacy screens for windows as well as skylights throughout. Headed upstairs: you'll find nearly 600 SQ FT of living space with a gorgeous balcony, providing a bird's eye view. The basement has had a MAJOR renovations: removing asbestos flooring & tiles. Also in the basement: a unique hot-tub room with a sauna. Cedar wood-work encased. The pristinely manicured yard supplies a private-powered gazebo (18' x 18'), a unique outdoor kitchen (gas & water), as well as a large pond area with concrete/rock work surrounding. A true entertaining dream of a yard. Although needing some love, this unicorn of a property has sky-high potential. Net proceeds will be donated to Vermilion's 3 schools as directed by the executor. Vacant & can accommodate an immediate possession transfer.