



GRASSROOTS
REALTY GROUP

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5304 46 Avenue
Vermilion, Alberta

MLS # A2314023



\$165,000

Division:	Vermilion		
Type:	Residential/House		
Style:	Bungalow		
Size:	939 sq.ft.	Age:	1946 (80 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Storage, Sump Pump(s)		

Inclusions: N/A

Located in close proximity to Lakeland College, this charming 2 bedroom, 1 bathroom bungalow is a solid option for a first-time home buyer or investment property! The home features a renovated 4pc bathroom, a functional layout, and nearly all vinyl windows throughout. A rear addition creates a convenient back entry with extra storage space. Sitting on an oversized fully fenced lot, there's plenty of room to enjoy the outdoors! This property has no basement, but offers a crawl space that houses the furnace and hot water tank. Affordable, practical, and move-in ready. Come check it out, before its too late!