



6019 52 Avenue
Vermilion, Alberta

MLS # A2314771



\$499,000

Division:	Vermilion		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,146 sq.ft.	Age:	1959 (67 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.37 Acre		
Lot Feat:	Greenbelt, Landscaped, Lawn, Many Trees, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Crown Molding, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows		
Inclusions:	N/A		

ALL NEW EVERYTHING! Complete Main-Level-Living on this .37 acre, park-like parcel, near Vermilion's Provincial Park. The home has been renovated down to the studs & completely opened-up/modernized. Electrical/plumbing overhaul included. The MASSIVE garage was built-in 2023 and can fit 4 vehicles (34’ long.) Upon re-siding with Hardie-board, the house also saw extra insulation as well as a full weeping-tile installation with added membrane. No water issues, whatsoever. The sprawling lot is surrounded by a mature bush/tree line and has recently seen professional landscaping. No corners cut with the renovations: triple-pane windows, quartz countertops, Maple custom cabinetry from Creekwood Cabinets, as well as fiberglass doors. All new appliances, futuristic charging portals, as well as a gas range stove. The unfinished basement provides further potential as well as additional bedroom space(s) if needed. A true Acreage-Feel with all the amenities of in-town living.