



**5922 52 Avenue
Vermilion, Alberta**

MLS # A2314885



\$777,000

Division:	Vermilion		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,733 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.92 Acre		
Lot Feat:	Greenbelt, Many Trees, No Back Lane, Private, Rectangular Lot, Street Lighti		

Heating:	In Floor, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, French Door, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

One of One. An Absolute Unicorn of a Property, Supplying: a professionally manicured .92 acres with underground sprinkling, it's own water well, a sprawling 1,700 + SQ FT home with an attached (26' x 23') heated garage, as well as a detached (24'x 24') heated-shop. The interior of the home has seen a six-figure kitchen renovation through Don Bergquist / ALL custom cabinetry throughout not only the kitchen, but the ENTIRETY of the home (closets/main-floor laundry/bathrooms etc.) Five Washrooms. Electric Blinds. The primary bedroom has a full California-Closet as well as a 4-piece ensuite with an air-jet tub as well as a rain-shower. Santos Mahogany & Brazilian Cherry Hardwood flooring span the upper level & stairwells. Another unique notable: 2 separate basements. Although listed as 4 bedrooms, this house could be adjusted to 6 with minimal changes. The exterior of the property was re-insulated upon re-siding with modern-stucco This property is an absolute must-see for anyone looking for high-end living in Vermilion, AB.