



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5007 44 Avenue
Vermilion, Alberta

MLS # A2316026



\$249,900

Division:	Vermilion		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	RMH1
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

No Basement = No Basement Problems! Modern, open-concept living in this 2012 Modular Home (1,520 SQ FT.) Situated on a fully-fenced, mature lot with a gorgeous fireplace area. No neighbours behind. The sprawling square footage within the home supplies vaulted ceilings, 3 bedrooms, 2 washrooms, as well as central air conditioning. All appliances set to stay as well as 2 large storage sheds.