



**4920 51 Avenue  
Vermilion, Alberta**

**MLS # A2318419**



**\$264,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,244 sq.ft.	<b>Age:</b>	1935 (91 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Garden, Gazebo, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Combination, Poured Concrete, Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** Steel Top 10 ft x 15 ft Carport, and 8ft x 10 ft Soft Top Gazebo

Not an Average House; this is a Beautiful Character style Home with a surprisingly large 2009 Addition in easy walking distance to downtown. Addition includes the Master Bedroom & 3pc Ensuite, main 4pc Bath and inviting side entrance with main floor stacked laundry. This Property has been Cared for with Love and is detailed with Craftmanship! Modern Kitchen with Stainless Steel Appliances. Overall, two Modern Bathrooms and 3 Bedrooms with definite possibility of a 4th Bedroom. Freshly painted throughout, with high-end Window Coverings including blackouts & remote for upstairs bedrooms. Low maintenance Home with newer windows, Vinyl Siding and Metal Roofing. Backyard is manicured like a postcard with brick patio Fire Pit area, wood Deck with soft top gazebo, raised garden beds, tasteful Garden Shed, perennial flowers, fruit bushes like Haskap, Saskatoons, Rhubarb and even a Hardy Mac Apple Tree. Insulated newer 2009 yr Double Garage with smooth cement floor certainly adds to the property's appeal, as well as a fenced outdoor storage area with a 10ft x 15ft hard top carport. New all season deck tile on the covered south facing Front Deck welcomes you in! Intrigued? Call soon for more information;)