



GRASSROOTS
REALTY GROUP

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5203 64 Street
Vermilion, Alberta

MLS # A2321624



\$475,000

Division:	Vermilion		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,426 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-Residential
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Fiber C
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: 1 older Refrigerator & Water Softener in Basement. Noted Appliances are included as is, where is, without any warranties.

Move-in ready, spacious & clean 5 bedroom, 3 bath Beautiful Modern Home. Nicely fenced backyard with lawn and separate area with Apple Trees & Cherry Bush, plus Raspberry Canes. Rare massive 16ft x 82ft freshly graveled Side Parking area can easily fit Motorhomes or other trailers, boat, etc. Double attached Heated garage with 8ft high x 16ft Door. This comfortable residence also has a large eastside deck with gas BBQ hook-up, and covered front deck to watch the sun retire in the evenings. Convenient modern Home in West End Brennan Subdivision.