



GRASSROOTS

REALTY GROUP

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**5014 45 Avenue
Vermilion, Alberta**

MLS # A2321625



\$264,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,528 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	20
Foundation:	Piling(s)	Utilities:	-
Features:	French Door, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this well-maintained bungalow offering the ease of main floor living on a desirable corner lot. Perfect for first-time buyers, downsizers, or anyone looking for a functional and comfortable home, this property combines convenience, space, and great curb appeal. Inside, you'll find a bright and inviting layout designed for everyday living. The main level features spacious living areas, a functional kitchen with ample cabinetry, comfortable bedrooms, and a full bathroom, all conveniently located on one floor. Situated on a generous corner lot, the property provides extra outdoor space, excellent access, and plenty of room for gardening, entertaining, or simply enjoying the outdoors. The double detached garage offers secure parking, additional storage, and a great workspace for hobbies or projects. This home is a fantastic opportunity to enjoy low-maintenance living in a great location. Don't miss your chance to own this charming corner-lot property with a double garage and all the benefits of main-floor living. Book your showing today!