



**64045 511 Township
Vermilion, Alberta**

MLS # A2322523



\$259,000

Division:	Vermilion		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	743 sq.ft.	Age:	1963 (63 yrs old)
Beds:	3	Baths:	1
Garage:	Carport		
Lot Size:	0.77 Acre		
Lot Feat:	Greenbelt, Lawn, Many Trees, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	HD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Storage, Sump Pump(s)		

Inclusions: N/A

Acreage Living within 5 minutes of Vermilion, AB. The .77 Acre parcel supplies an incredibly well developed shelter belt, a 3 bedroom bungalow, with a carport a drilled well, as well as a large storage shed. Updates include: cement work around the home, a new furnace, pressure treated deck, and newer appliances. No water issue since the concrete work has been completed. The basement is in a partially finished state, ready for further development. The privacy of this lot must be scene/felt to be truly appreciated.