



GRASSROOTS

REALTY GROUP

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**4817 53 Avenue
Vermilion, Alberta**

MLS # A2323467



\$318,000

Division:	Vermilion		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,631 sq.ft.	Age:	1910 (116 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Asphalt, Double Garage Detached, Driveway, Garage Door Op		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RS
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Double Vanity, Natural Woodwork, No Smoking Home, See Remarks, Skylight(s), Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Shed, TV wall mount in Living room, Two cabinets in living room

Some homes simply have a presence that can't be replicated. Built in 1910 and thoughtfully renovated throughout the years, this charming 2½ storey residence offers the warmth and craftsmanship of a bygone era while providing the comfort and convenience of today's living. Original hardwood flooring welcomes you into the spacious living room, while the designated dining room creates the perfect setting for family meals and entertaining. The renovated kitchen is both stylish and functional, offering an abundance of storage and workspace. A spacious front entrance provides a welcoming transition into the home and additional functional space. Recent updates, including new windows and updated plumbing, add peace of mind while preserving the home's historic appeal. The second floor features two bedrooms along with a beautifully renovated bathroom complete with tile flooring, a separate shower, and a stunning modern clawfoot tub. A unique sitting room filled with natural light from north facing windows offers endless possibilities as a reading nook, office, art studio, or quiet retreat. The third floor serves as a private primary bedroom, creating a peaceful sanctuary away from the rest of the home. Large windows allow for a refreshing cross breeze that helps keep the space comfortable throughout the summer months, though this versatile area could easily be adapted to suit your family's needs. Outside, the fully fenced, mature and beautifully landscaped yard is designed for enjoyment. Perennials, raised garden beds, a patio area, firepit space, and garden shed create a private outdoor oasis. The property also features an attached single garage as well as an impressive heated and fully insulated double detached garage built in 2008 with convenient back alley access. Located in one of Vermilion's most established and picturesque neighborhoods, with no neighbors

directly to the east, this property offers a rare combination of privacy, charm, character, and functionality. Homes like this don't come along often.