



GRASSROOTS

REALTY GROUP

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**4813 48A Street
Vermilion, Alberta**

MLS # A2326365



\$239,900

Division:	Vermilion		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,554 sq.ft.	Age:	1913 (113 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Storage, Walk-In Closet(s)		

Inclusions: N/A

Bone-Dry Basement on this Well-Maintained Story & 1/2 home, situated on a fully-fenced lot, supplying a MASSIVE, heated garage (26' x 24'.) The house's siding & roof were replaced in 2011. More recent updates include: most piping replaced to PEX, HWT, 100 Amp panel, as well as fencing. Once inside, you'll notice the solid hardwood flooring, renovated bathrooms, and main floor laundry. Rare combination at this price-point; double garage / 2 bathrooms / great size. Nearly all the appliances are brand new and are set to stay with the home. Vacant & can accommodate an immediate possession transfer.