



**6402 53 Avenue  
Vermilion, Alberta**

**MLS # A2327133**



**\$334,900**

<b>Division:</b>	Vermilion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,276 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Few Trees, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

Updated Brennan Subdivision Home, at an affordable price. Backing onto greenspace! The home has recently seen: a complete bathroom overhaul - absolutely mint finishings / ALL Vinyl Windows / Shingles: 2023 / Flooring / high-end window coverings as well as a full lighting overhaul. The renewed kitchen boasts a gas range stove, island, and even a coffee nook built in. Three bedrooms up, along with main floor laundry, and a sprawling living room covers the 1250+ square feet main-floor. The basement has seen a complete overhaul in flooring as well as an added gas fireplace. Well kept and maintained would be an understatement! The French doors off the back open up to a hidden deck, leading to the fantastic, fully-fenced yard. Along with time saving upgrades, such as underground electrical feeds for receptacles across the lawn. A rock solid home, with a wide array of livability, ready for it's next owner.