



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

201 A, 4520 51 Street
Vermilion, Alberta

MLS # A2328014



\$144,000

Division:	Vermilion		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	737 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 300
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: N/A

Welcome to easy, low-maintenance living! Located on the second floor and overlooking green space and a playground, this 2-bedroom condo offers comfort and convenience just minutes from Lakeland College. Enjoy a 4-piece bathroom, in-suite laundry, all appliances included, an assigned parking stall and visitor parking! Perfect for first-time buyers, students or investors! The condo unit offers excellent value with affordable condo fees that include common area maintenance, grass cutting, snow removal, parking, reserve fund contributions, and insurance. A great opportunity to enjoy a low-maintenance lifestyle in a convenient location!