



GRASSROOTS
REALTY GROUP

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5221 51 Avenue
Vermilion, Alberta

MLS # A2329991



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,740 sq.ft.	Age:	1952 (74 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Other, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R2-Residential
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks		

Inclusions: 2nd Refrigerator and 2nd Stove in the Basement Suite

Spacious 1.5 Storey Home with 4 large bedrooms & 2 nice Baths. Recently repainted with several renovations, clean and ready to move-in. Main floor & upper level are Vacant. Basement has a good long-term tenant to help offset your general household expenses. Large fenced backyard and single garage. Renovated Basement Living Space (illegal suite) with back door access. Home comes with all Appliances for upper Living Areas plus the basement, along with shared Laundry. Dry basement with 3 sump pumps in 3 corners. Upgraded 100 AMP Electrical panel. Roof Shingles on the Home alone will be replaced at the Seller's cost. Excellent Property for Buyer wanting extra income, or to purchase as a Rental Investment Property since it has generated substantial historical revenues. Have a Look and See if it would work for you?