



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

103A, 4520 51 Street
Vermilion, Alberta

MLS # A2330461



\$157,000

Division:	Vermilion		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	740 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Linoleum, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Includes all furniture currently in property

Welcome to South Park Village Condos at 4520 51 Street! This updated 2-bedroom, 1-bathroom, 740 sq. ft. MAIN-FLOOR condo offers easy, affordable, low-maintenance living in a convenient central location. And did we mention NO STAIRS? With easy main-floor access, this unit is an excellent option for college students, first-time buyers, downsizers, seniors, or investors. Inside, you'll find a bright, carpet-free interior featuring beautiful vinyl flooring throughout and a brand-new dishwasher. Even better, this condo comes COMPLETELY FURNISHED, including beds, couches, side tables, and more, making it truly move-in or rental ready! Enjoy low condo fees of just \$300 per month, a local building manager, and the ease of low-maintenance condo living. And yes, it's PET FRIENDLY with board approval! Centrally located close to schools, shopping, the college, and everyday amenities, while still tucked away from the busier downtown core, this location offers an ideal balance of convenience and quieter living. In a busy college town where affordable, low-maintenance properties are always in demand, this condo offers excellent potential as a comfortable home or investment property. Whether you're looking for your first home, a comfortable place to downsize, convenient student housing, or an investment with strong rental and resale appeal, this South Park Village condo checks all the boxes!