



GRASSROOTS
REALTY GROUP

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4824 49 Avenue
Vermilion, Alberta

MLS # A2330791



\$294,900

Division:	Vermilion		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,220 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Few Trees, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, No Smoking Home		

Inclusions: N/A

Rock Solid Bungalow (1,200 SQ FT +) with a MASSIVE detached double garage (28' x 24"). The corner lot supplies an incredible amount of well cared for, mature, perennial flowers that keep the property glowing in colour throughout the seasons. To help with the care, the yard is also suited & booted with an underground sprinkler system. The home is currently supplying 4 bedrooms & 3 washrooms. An absolute ton of potential in this one. Vacant & can accommodate an immediate possession transfer.