



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4722 54 Avenue
Vermilion, Alberta

MLS # A2334553



\$205,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,118 sq.ft.	Age:	1918 (108 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot, See Remarks, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Siding	Zoning:	R2-Residential
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks		

Inclusions: BBQ grill on covered deck is included. All other interior furniture & outside patio set is Negotiable.

SOLID Starter Home, Investment Property or place to enjoy for Retirees. Natural Curb Appeal in a beautiful quiet Neighborhood. Clean, spacious, landscaped lot, single garage with attached storage shed, extra graveled parking space, large L-shaped North Deck, and south facing Sun Porch. Bright Kitchen & 4pc Bath. Large Dining Room and Living Room are spacious for entertaining. Convenient Main Floor Laundry Room. Interior is freshly painted, has new flooring, new exterior doors, and many other upgrades. Home comes with all newer Appliances from ~1yr Fridge, Stove & Dishwasher to brand new Washer/Dryer Set. Utilities include new Hot Water tank, updated plumbing, 100 AMP Electrical Service, new plugs & switches. Basement has been resealed and painted, plus has a new sump pump & sump basin. This home is ready to use & enjoy. Come have a look and see for yourself! Quick Possession can be accommodated.