



GRASSROOTS
REALTY GROUP

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5239 64 Street
Vermilion, Alberta

MLS # A2336176



\$555,000

Division:	Vermilion		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,246 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating: High Efficiency, Forced Air

Floors: Carpet, Ceramic Tile, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: Preserved Wood

Features: No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Gorgeously kept Bi-level in the Brennan Subdivision. A wide array of possibilities with the extra 20' X 16' building on the property. Currently used as a hair salon, the 320 SQ FT space supplies; heated floors, AC, a 2-piece washroom and all vinyl windows. Extra width to the lot provides R.V / toy parking. The property also provides a secluded back yard with a large deck (natural gas hook-up), dream patio, serene pond, and has been professionally landscaped. Must be seen to be truly appreciated. The home has recently seen updates; HWT (2020), all appliances (2021), central air conditioning, modern blinds, and the entirety of the house was professionally painted within the last 5 year. Vacant & can accommodate an immediate possession transfer.