



GRASSROOTS
REALTY GROUP

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4517 53 Street
Vermilion, Alberta

MLS # A2338929



\$215,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	926 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, City Lot, Few Trees, Interior Lot, S		

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

Inclusions: Garden Shed

Motivated Seller - Affordable Investment Property or for Buyers on a Budget. This Residence has over 1800 sq ft of Living Space including Basement. 3 Bedroom / 2 Bath Home with like new 24ft x 24ft Garage that has a smooth concrete floor. Home has a good floor plan on both levels and there are 2 sump pumps in the basement. Convenient & comfortable neighborhood close to Lakeland College. Beautiful trees and extra parking in driveway plus outside the garage. Property has a previous garden spot and comes with Garden Shed for extra storage. Current Tenancy Agreement must be honored and is in effect until Nov.1, 2026. Vermilion is a wonderful stable community for people of all ages to live-in all year round, with many services on offer and activities to enjoy!