



GRASSROOTS
REALTY GROUP

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4613 55 Avenue
Vermilion, Alberta

MLS # A2340230



\$374,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,262 sq.ft.	Age:	1965 (61 yrs old)
Beds:	5	Baths:	2
Garage:	Garage Door Opener, Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level		

Heating: Forced Air, Natural Gas

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed, Stucco

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: 10

Utilities: -

Inclusions: Mirror in entry way

This spacious open-concept bungalow offers plenty of room for the whole family! The bright main floor features an easy-flow layout with a large kitchen and eating area, three bedrooms and a 4 piece bathroom, making everyday living comfortable and convenient. Downstairs, you'll find two additional bedrooms, a second full bathroom, and a large family room with plenty of extra space for family, guests, a home office, or hobbies. Outside, enjoy the large, fenced backyard with lots of room for kids, pets, gardening, or summer get-togethers. The home has had many updates in the last few years include most main floor windows, window coverings, furnace, shingles and updated electrical. A garage provides added parking and storage. Conveniently located close to downtown and schools, this home is a must see!