



GRASSROOTS
REALTY GROUP

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5302 51 Avenue
Vermilion, Alberta

MLS # A2342585



\$129,900

Division:	Vermilion		
Type:	Residential/House		
Style:	Bungalow		
Size:	953 sq.ft.	Age:	1927 (99 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	11
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

Discover the potential of this two-bedroom character bungalow, ideally positioned on a quiet street backing onto Vermilion Provincial Park. The main level offers an open kitchen and dining area, a comfortable living room, a four-piece bathroom, an enclosed porch and hardwood flooring throughout much of the space. A full, partially finished basement adds flexibility and useful storage. Outdoors, the property features a private yard and the convenience of a double detached garage. Walking and cycling paths, playgrounds, shopping, sidewalks, streetlights and other community amenities are nearby. Its park-side setting creates a distinct connection to the surrounding landscape and adds to the property's unique sense of place. With its appealing location, classic character and opportunity for personalization, this property offers an exciting chance to create a home that reflects your vision. Sold as-is, where-is.