



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5629 Park Drive
Vermilion, Alberta

MLS # A2343280



\$314,900

Division:	Vermilion		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,060 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Few Trees, Fruit Trees/Shrub(s), Irregular Lot, Lawn, Reverse Pie Shaped Lot		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Laminate, Vinyl

Roof: Asphalt Shingle, Metal

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Storage, Vaulted Ceiling(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

LOCATION ALERT! This updated bungalow is situated on a MASSIVE lot, on Park Drive. Not only is Vermilion's Provincial Park a stone's throw away, there is also a sprawling green-space across the street with a large playground. A dream location for any family with kids. The home provides 3 bedrooms on the main level, along with vaulted ceilings and has been updated throughout: High efficiency furnace, weeping tile installation, bathroom reno, new windows, doors, flooring, and lighting. The fully-fenced backyard supplies a 26' x 24' garage, patio area, as well as a fruitful plum tree. This home is vacant & can accommodate an immediate possession transfer.