



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5210 58 Street
Vermilion, Alberta

MLS # A2343648



\$349,000

Division:	Vermilion		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,280 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Front Yard, Greenbelt, Landscaped, Lawn, Many Trees, Private, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Storage		

Inclusions: N/A

Original Owner! Situated on an oversized lot (fully fenced) near Vermilion's Provincial Park. A gem of a yard with it's own pond, large storage sheds, multiple gas bbq hook-ups and underground sprinklers. Both the home (1,280 SQ FT) and the garage (25' x 24') have been re-sided with high-end, CanExel siding. Suited & booted with central air conditioning as well as triple pane windows throughout the main level. Potential is sky-high with this one. A rock solid home, on a mature lot, in an irreplaceable location.