



GRASSROOTS
REALTY GROUP

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5920 53 Avenue
Vermilion, Alberta

MLS # A2344989



\$487,000

Division:	Vermilion		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,333 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Ceramic Tile, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Partial

Exterior: Brick, Cement Fiber Board, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: play structure in yard, shed

Welcome to this well maintained three level split located in one of Vermilion's desirable west end areas. Direct access to the provincial park, offering convenient backyard access to everything this beautiful green space has to offer. Inside, the home has the comfortable layout families are looking for, with plenty of thoughtful updates throughout. The welcoming family room features a gas fireplace, creating a warm and inviting space to relax. The upper level kitchen has been beautifully redone with modern finishes, complemented by an updated main bathroom and ensuite. With three bedrooms upstairs, there is room for the whole family. The lower level adds even more living space with a spacious family room, additional bedroom, laundry and a convenient 2 piece bathroom. Direct access to the 20' x 20' attached garage makes everyday living easy, while the large crawl space provides excellent additional storage. Outside is where this property really shines. The fenced backyard is designed for family enjoyment, featuring a two tier deck, firepit, kids' play area, fruit trees, raspberry bushes and a back gate providing access to the provincial park. There is also plenty of storage with the backyard shed and space beneath the deck. This 1980s home has had all the right updates, including siding, shingles and most windows, while maintaining the comfortable layout and space that makes this style of home so popular. A great west end location, a backyard made for summer, and the provincial park practically at your back gate, this is a home that offers both comfort and lifestyle.