



GRASSROOTS
REALTY GROUP

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4639 50 Avenue
Vermilion, Alberta

MLS # A2346659



\$169,000

Division:	Vermilion		
Type:	Residential/House		
Style:	Bungalow		
Size:	699 sq.ft.	Age:	1949 (77 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Welcome to this charming 699 sq. ft. home in Vermilion, a great opportunity for first time home buyers, downsizers, or anyone looking for a comfortable home in a convenient location. The home has seen several recent updates, including fresh paint, and updated baseboards, giving the interior a clean and refreshed feel. A newer electrical panel adds another valuable update to the property. Outside, the spacious double detached garage provides plenty of room for parking, storage, or a workshop. Located close to schools, shopping, and other amenities, this home offers convenience while maintaining a comfortable residential setting. With its recent updates, manageable size, and excellent garage space, this property is ready for its next owner to move in and make it their own.