



GRASSROOTS
REALTY GROUP

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5233 64 Street
Vermilion, Alberta

MLS # A2346964



\$519,000

Division:	Vermilion		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,640 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Dog Run Fenced In, Few Trees, Lawn, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	ICF Block	Utilities:	-
Features:	Central Vacuum, Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

There's room for everyone in this spacious 6 bedroom, 3 bathroom home in Brennan Subdivision. Built in 2008 and offering over 1,600 sq. ft. on the main level, this home is bright, open and designed with family living in mind. This is not your average home and adds upgraded finishes where it matters! The main floor features a welcoming open layout with a spacious kitchen and dining area, along with a designated office and convenient main floor laundry. Updated light fixtures add a fresh touch throughout the home, while the abundance of storage makes it easy to keep everything organized. Three bedrooms on the main floor with the primary bedroom providing a walk in closet and a 3 pc bathroom. The lower level offers even more space for the family, with new vinyl flooring and additional bedrooms, bathroom, and living space. Central air conditioning keeps the home comfortable through the warmer months, while underground sprinklers help take some of the work out of maintaining the yard. Off the dining room, step outside onto the two tier deck overlooking the fully fenced backyard. There's plenty of room to enjoy summer evenings, entertain or let the kids and pets have some space to play. A double garage provides parking and additional storage. With its spacious layout, thoughtful updates and great outdoor space, this is a home that offers plenty of room for a family to settle in and make it their own.