



GRASSROOTS
REALTY GROUP

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4615 51 Avenue
Vermilion, Alberta

MLS # A2347119



\$226,000

Division:	Vermilion		
Type:	Residential/House		
Style:	Bungalow		
Size:	850 sq.ft.	Age:	1953 (73 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Smoking Home, Storage, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: N/A

Welcome to 4615 51 Avenue! This charming 850 sq. ft. home offers 2 bedrooms and 1 bathroom, making it a great option for first-time buyers, downsizers or anyone looking for an easy-to-maintain property. Features include central air conditioning and a brand-new sump pump. The finished basement is spacious and has tons of storage! Outside, you'll find a manageable backyard and single detached garage. Located on a beautiful street within close proximity to schools, playgrounds and downtown shopping. This home is vacant and ready for its next owners!