



GRASSROOTS
REALTY GROUP

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5007 44 Avenue
Vermilion, Alberta

MLS # A2347742



\$245,900

Division:	Vermilion		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	RMH1
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This 2012 modular home offers 1,520 sq. ft. of comfortable, open-concept living with 3 bedrooms and 2 bathrooms, situated on a fully fenced, owned lot. Vaulted ceilings create a bright, spacious feel throughout the main living area, while the functional layout offers plenty of room for everyday living. The home also features central air conditioning, main-floor laundry, and all appliances included. Outside, enjoy a private backyard complete with a fire pit area and two storage sheds for all the extras! Don't wait on this one!