



GRASSROOTS
REALTY GROUP

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5243 66 Street
Vermilion, Alberta

MLS # A2349459



\$469,000

Division:	Vermilion		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,414 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Greenbelt, Lawn, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

Executive Style Home - Situated on a corner-lot in the Heart of the Brennan Subdivision. Sprawling square footage: 1,400+ Sq ft on the main level and a full basement. This home has had the same owners since 1994. Care can be appreciated around every turn. Nearly the entirety of the home has been renovated: Kitchen (Triple Oak Cabinets / Quartz Countertop / Tarkett Flooring), both bathrooms, ALL windows, High Efficiency Furnace, Central A/C, Pex Piping, Shingles (2025), and a new concrete driveway (18K+). The backyard is fully-fenced & provides a secluded feel. Choice trees are scattered throughout: Golden Maple, Apple, as well as perennial flowers. A rock solid property in a fantastic location.