



GRASSROOTS
REALTY GROUP

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4514 53 Avenue
Vermilion, Alberta

MLS # A2349631

\$226,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	800 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	10
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Soaking Tub, Sump Pump(s)		

Inclusions: N/A

Cute, cozy, and ready for its next chapter. This 800 sq. ft. bungalow, built in 1961, has two bedrooms on the main floor plus two smaller bedrooms in the finished basement. The main level has recently been given a refresh with brand new flooring and fresh paint, so it's feeling bright and fresh! The main bathroom has a soaker tub, tiled shower and a sliding barn door that adds a little extra character. Downstairs, the 2-piece bathroom has a new vanity, with plumbing already in place if you want to add a shower. Outside, you've got a large fenced yard and plenty of space to enjoy, with two storage sheds! Walking distance to the schools and playgrounds.. this home can offer a quick possession!