



GRASSROOTS
REALTY GROUP

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4801 53 Avenue
Vermilion, Alberta

MLS # A2351494

\$239,000

Division:	Vermilion		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,167 sq.ft.	Age:	1908 (118 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Few Trees, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Crown Molding, High Ceilings		

Inclusions:	N/A
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Gorgeous character home situated on a beautifully treed avenue. The fully-fenced yard provides a sprawling 28' x 24' heated garage, a large storage shed, as well as a mature firepit area. The home provides 9' ceilings throughout. Two bedrooms / 2 washrooms. Main floor laundry. Recent upgrades include: HWT (2026), a new boiler in 2016, and various plumbing upgrades. All appliances are set to stay. Vacant & can accommodate an immediate possession transfer.