



GRASSROOTS
REALTY GROUP

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5907 51 Avenue
Vermilion, Alberta

MLS # A2351555

\$344,000

Division:	Vermilion		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,212 sq.ft.	Age:	1986 (40 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R2
Foundation:	Preserved Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Storage, Vinyl Windows		

Inclusions: N/A

Spacious 4-level-split, situated in an absolutely PRIME location; a quiet cul-de-sac that is a stone's throw from a large green-space/playground, as well as a short walk from Vermilion's Provincial Park. The home has been renovated to the 9's: new triple pane windows, a brand new kitchen (two-tone Black Walnut Cabinetry), bathroom reno, high efficiency furnace, HWT, flooring, to name a few of the majors. The detached shop-like garage sits within the fully-fenced backyard and measures in at a whopping: 24' x 30'. Not a drop of water has been in the basement since ownership. Motivated Sellers - Priced to Move.