



GRASSROOTS
REALTY GROUP

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4702 46 Ave
Fort Vermilion, Alberta

MLS # A2221479



\$215,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,537 sq.ft.	Age:	1982 (43 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, M		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	H-R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Laminate Counters, Walk-In Closet(s)		

Inclusions: N/A

Opportunity awaits with this charming home on a massive lot in the heart of Fort Vermilion. Perfectly positioned across from the hospital and backing onto the golf course, this property offers an unbeatable location. While the interior could use a little TLC, the solid structure provides a fantastic canvas for your personal touch. The main floor features three bedrooms, two bathrooms, and a spacious open-concept area that includes the kitchen, living room, and dining space—ideal for entertaining. An enclosed back deck with plenty of windows allows you to enjoy the outdoors in any season. The partially developed basement is brimming with potential, ready to be transformed to suit your needs. Currently it has 2 bedrooms, full bath, laundry room and a huge craft/hobby room. Outside, the expansive yard provides ample space for parking, outdoor activities, and gatherings. A two-car heated detached garage adds convenience and value to this already appealing property. Just steps away from work, shopping, and schools, this home is priced to sell and won't last long. Don't miss your chance to make it your own! Note- Inside pictures are from 3 years ago, will get updated interior pictures soon, may not be in exact same condition as shown.