



GRASSROOTS
REALTY GROUP

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**4517 53 Street
Vermilion, Alberta**

MLS # A2230031



\$216,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	926 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, City Lot, Few Trees, Interior Lot, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R2- Residential
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	See Remarks		

Inclusions: Garden Shed

Motivated Seller - Price Reduced! Affordable 3 Bedroom / 2 Bath Home with like new 24ft x 24ft Garage with concrete floor. Convenient & comfortable neighborhood close to Lakeland College. Beautiful trees and extra parking in driveway. Previous garden spot and Garden Shed. Call today, don't delay! Vermilion is a wonderful stable community for people of all ages to live-in all year round, with many services on offer and activities to enjoy!