



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4602 49 Avenue
Vermilion, Alberta

MLS # A2236247



\$299,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,152 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	3
Garage:	On Street, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Mixed	Zoning:	R2-Residential
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Ceiling Fan(s), Chandelier, See Remarks, Storage		

Inclusions: Chandelier included. Most other household items and furniture is negotiable.

Great Deal and Quick Possession available on this Immaculate Four-level Split original Owner Home. Ideal location within 2 blocks of all 3 Schools & Outdoor Rink plus playground. Quiet neighborhood is only 4 blocks to all Downtown stores and the Mall. Blueprints available for Home and always maintained in truly excellent Condition. MUST SEE - 3 Bedrooms & 3 Washrooms with space to develop more rooms if needed. Handy attached single garage plus outside concrete driveway. Well manicured yard with beautiful trees and many perennial flowers that tell the story of a long-time, well appreciated property. Move-in ready to set the stage for the next chapter in your life. Vermilion is a vibrant and clean community with many activities for people of all ages. We are also well served with several New Doctors, Pharmacies and various Medical Services. Come have a look, you will not be disappointed:)