



GRASSROOTS
REALTY GROUP

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

**4819 53 Avenue
Vermilion, Alberta**

MLS # A2244462



\$138,900

Division:	Vermilion		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,081 sq.ft.	Age:	1910 (115 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Lawn, Rectangular Lot		

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

Inclusions:	N/A
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Solid character home, situated on a full-sized, fenced lot, ready for its next owner. A long list of updates have been completed over the last 10 years; panel (100A), new high efficiency furnace & HWT (2023), flooring, sewage line/ water main, as well as a kitchen renovation. Nearly all the plumbing lines in the home have been changed to Pex. The property also supplies a detached 12' x 20' garage as well as a metal storage shed. Vacant & can accommodate an immediate possession transfer.