



**GRASSROOTS**  
REALTY GROUP

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4501 52 Street  
Fort Vermilion, Alberta

MLS # A2244654



**\$490,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,946 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached, Single Garage Detached		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees, Private		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	H-R1
Foundation:	ICF Block	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Vinyl Windows		

**Inclusions:** Air conditioner, play house, shed

Step into nearly 2,000?sq?ft of refined living space, where an open-concept design invites effortless entertaining. This exquisite 4-bed, 2.5-bath home boasts an attached garage plus a detached garage/workshop &mdash; perfect for your collection or creative pursuits. Immaculate landscaping frames the residence, while mature trees lend privacy and timeless beauty. Relax on the backyard deck overlooking a thoughtfully designed yard and playground, blending family living with upscale comfort. A rare opportunity to own a meticulously maintained retreat in Fort Vermilion that balances elegance and function.