



GRASSROOTS
REALTY GROUP

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4807 51 Street
Fort Vermilion, Alberta

MLS # A2249509



\$230,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,076 sq.ft.	Age:	1985 (40 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.39 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Veneer, Wood Frame	Zoning:	H-R1
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Vinyl Windows		

Inclusions: N/A

Nestled in the heart of Fort Vermilion, this charming bungalow sits on a massive fenced lot, just steps from the breathtaking Peace River. Home just got new shingles on the roof, and is priced to sell at only \$230,000! The spacious main floor offers three bedrooms, a full bath, and an inviting open-concept living, dining, and kitchen area, perfect for entertaining or cozy nights in. Step outside onto the wraparound deck, where you can enjoy the peace and quiet of evening sunsets in your expansive outdoor living space. The basement is nearly complete and features 2 bedrooms, a laundry room and a 3 piece bathroom. The main area features a wood stove for additional heating source. A detached 16 by 26 garage provides sheltered parking, with front and back alley access for added convenience. Ideally located near schools, the grocery store, and the hospital, this home is a rare find in a fantastic location. Don't miss out—come see if this charming bungalow is the perfect fit for you!