



4614 46 Avenue  
Fort Vermilion, Alberta

MLS # A2251312

**\$350,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,132 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Private		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	H-R1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage		
<b>Inclusions:</b>	N/A		

Cozy 4-Bed, 3-Bath Home with Finished Basement & Fenced Yard! This inviting 4-bedroom, 3-bath home offers a comfortable layout with modern finishes throughout. Built in 2011, it features a finished basement, a fenced backyard, and plenty of space to enjoy inside and out. The large private yard includes a carport, trampoline, and pool—perfect for relaxing or entertaining. All appliances are included, and the home is move-in ready. Located in a great area near the hospital. Come take a look today!