



**GRASSROOTS**  
REALTY GROUP

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4614 46 Avenue  
Fort Vermilion, Alberta

MLS # A2251312



**\$350,000**

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

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

Inclusions: 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!