



GRASSROOTS
REALTY GROUP

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4805 53 Street
Fort Vermilion, Alberta

MLS # A2252799



\$390,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,430 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	H-R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Welcome to this charming 1,430 sq. ft. home in Fort Vermilion, beautifully updated and full of warmth. From the moment you arrive, you'll notice the lush landscaping, mature trees, and vibrant flowers that make the yard feel like a private retreat. Inside, the home flows with an inviting vibe—whether you're cooking in the modern kitchen with stylish finishes, enjoying a glass from the wine cooler, or cozying up around the wood stove on a winter night. The primary suite is a true comfort zone, complete with a spa-like ensuite featuring heated floors for those chilly mornings. With a detached garage for projects or hobbies and a location just steps from the river and scenic walking trails, this home brings together nature, comfort, and practicality in one perfect package.