



**GRASSROOTS**  
REALTY GROUP

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**4714 53 Avenue**  
**Vermilion, Alberta**

**MLS # A2254020**



**\$124,900**

<b>Division:</b>	Vermilion		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	830 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Negotiable

Discover this affordable 830 sq-ft home, built in 1950, situated on a beautiful treed street in Vermilion. The main level features two bedrooms and a 4-piece bathroom, while the basement offers great potential to add an additional bedroom. Currently, a makeshift bedroom exists downstairs, along with a convenient laundry area. A handful of windows were replaced in 2023. The fenced backyard is spacious and has alley access with a large gate, perfect for hauling larger items or transforming into a parking pad. New shingles were just installed! Whether you are a first time home buyer, looking for an investment property or a potential fixer-upper, this could be the perfect fit!