



GRASSROOTS
REALTY GROUP

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4417 54 Avenue
Vermilion, Alberta

MLS # A2257454



\$290,000

Division:	Vermilion		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,206 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Private, Treed		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Located in a prime Vermilion neighborhood near schools and recreation, this 1,200 sq ft home sits on an impressive 80 x 120 ft lot. With mature trees, a new fence, and plenty of outdoor space, the property offers both privacy and potential. The home features four bedrooms and two and a half bathrooms, including a primary suite with a private water closet. With solid construction and excellent bones, the floor plan provides the perfect foundation for modern updates. A wood stove adds warmth and character, making the living space inviting and comfortable. Connecting the home and garage is a breezeway that combines practicality with charm. Outdoor living is enhanced by a large covered deck overlooking the backyard, an ideal setting for entertaining or quiet evenings at home. Back alley access and ample parking add extra convenience to the location. This property combines location, space, and potential, making it a rare opportunity to create the home you've been envisioning.