



5702 44 Ave  
Fort Vermilion, Alberta

MLS # A2265782



**\$185,000**

**Division:** NONE

**Type:** Residential/House

**Style:** Bungalow

**Size:** 743 sq.ft. **Age:** 1984 (42 yrs old)

**Beds:** 3 **Baths:** 2

**Garage:** Parking Pad

**Lot Size:** 0.50 Acre

**Lot Feat:** Cleared, Cul-De-Sac

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	24-108-13-W5
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	H-R1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		
<b>Inclusions:</b>	N/A		

Quaint home located in Fort Vermilion! with 3 bedrooms, 2 bathrooms and open concept all at an affordable price, sitting on a large 0.5 acre lot with plenty of potential. Property is ready to move in and has an unfinished basement ready for your ideas! Come see for yourself!