



**5702 44 Ave**  
**Fort Vermilion, Alberta**

**MLS # A2265782**



**\$185,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	743 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.50 Acre		
<b>Lot Feat:</b>	Cleared, Cul-De-Sac		

<b>Heating:</b>	Central
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Metal
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	ICF Block
<b>Features:</b>	Laminate Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	24-108-13-W5
<b>Zoning:</b>	H-R1
<b>Utilities:</b>	-

**Inclusions:** 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!