



GRASSROOTS
REALTY GROUP

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**5409 46 Avenue
Vermilion, Alberta**

MLS # A2265986



\$142,000

Division:	Vermilion		
Type:	Residential/House		
Style:	Bungalow		
Size:	698 sq.ft.	Age:	1952 (73 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Few Trees, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Renovated Bungalow Backing onto Greenspace! A true 'secluded' feel on this oversized lot, situated on the edge of town near a playground and a soccer field. The garage has been transformed into a "Man Cave / She Shed" with it's own heat source, water supply, bathroom, kitchen etc. Inside the home: all new flooring, sub-floor, bathroom & kitchen reno, as well as re-modelling of the floorplan. Fully-fenced back yard with an R.V outlet, alley access, two large storage sheds, as well as a fire pit area. Vacant and can accommodate an immediate possession transfer.