



**GRASSROOTS**  
REALTY GROUP

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102, 4520 51 Street  
Vermilion, Alberta

MLS # A2275383



**\$219,900**

Division:	Vermilion		
Type:	Residential/Five Plus		
Style:	1 and Half Storey		
Size:	1,134 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Modern living at an affordable price! This 3 bedroom, 2 washroom unit is fully finished and ready for it's next owner. The 2008 built townhouse supplies great square footage over the story & a half layout. All vinyl windows, all PEX plumbing, all modern! Although listed as 3 bed/ 2 bath, the basement could be finished with minimal work to complete the 4 bedroom / 3 bathroom frame. Recent updates include: new flooring, kitchen backsplash, as well as The backyard is fully-fenced with perennial raspberry bushes and has very minimal lawn to mow. Incredibly low maintenance property. Within walking distance to downtown & Lakeland College