



GRASSROOTS
REALTY GROUP

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4714 43 Ave
Fort Vermilion, Alberta

MLS # A2276444



\$165,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,470 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Cleared, Front Yard, Level		

Heating:	Central	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	H-R1
Foundation:	Slab	Utilities:	-
Features:	Storage		

Inclusions: shed

Unique opportunity to own this cozy property at a great price! This 3 bedroom, 1 bathroom property sits on a spacious 0.28 acre lot, offering endless possibilities for customization. This building includes recently upgraded windows and doors, as well as a basement space. Currently unfinished with no drywall, the home's layout is ready for your personal touch. Perfect for renovators, investors, or those looking to create their perfect space. it is conveniently located near the hospital, and the school. Don't miss this chance to put your stamp on this blank canvas. Schedule a viewing today!