



**5943 51 Avenue
Vermilion, Alberta**

MLS # A2281040



\$324,900

Division:	Vermilion		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,328 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Irregular Lot, Lawn, Street Lighting, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door, No Smoking Home, Pantry, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: Hot Tub / Most Furniture Negotiable

Fully Renovated 4-level-split situated near green-space in Vermilion's West-End. This unique/oversized lot supplies 2 concrete driveways, multiple large storage sheds, as well as a fully-fenced private area; boasting a nearly new: Dream Hot-tub set up (approx. value 20K.) Recent Property Updates: New Shingles (2024) / All Pex Piping / Vinyl Windows / Central Air Conditioning / Electrical Panel & a New French Door to name some of the majors. The kitchen was renovated in the early 2000's. This property is located a short walk from Vermilion's Provincial Park & a stone's throw from sprawling green space with a large playground. If you've been on the house hunt, don't miss this opportunity. Nearly all furniture is negotiable within list value.