



**4606 50 Avenue
Vermilion, Alberta**

MLS # A2289205



\$298,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,648 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Heated Garage, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Few Trees, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R2-Residential
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), See Remarks		

Inclusions: Hood Fan, Small Metal Garden Shed, Extra boxes of new Flooring, Ceiling Fans and Small Ceiling Winch in Garage.

MUCH More than meets the Eye: Well Maintained Home with Large 2 Level Addition (1982yr) which essentially turned this Residence into a 3 Level Split. Currently has 4 Bedrooms and 3 Washrooms. Addition includes large Livingroom with inviting gas Fireplace, small Utility space & thirst quenching Beverage Centre on 1st Floor, plus French doors to the outside patio. 2nd Floor is Home to Master Bedroom with 4pc Ensuite and dual Closets. 2nd Bedroom is on main floor with 2 more good sized bedrooms in the basement, plus a spacious laundry area and a 3pc bath. Basement also houses the 2nd utility and extra storage areas. Windows plus Siding on the Addition were upgraded in 2024/25, and shingles were recently touched up as well. Property is well treed for privacy & shade along the west boundary with a longer driveway that leads to the single Heated Garage with small winch. Rear access to property via back alley provides ample additional parking options. Property is within 1 block to 2 different schools, and is landscaped as well. Rail fence out front, lawn, and perennials along the East side. Well worth your wait, this is likely the property you've been waiting for! Call Today:)