



5206 19 Ave
Fort Vermilion, Alberta

MLS # A2302829



\$229,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Level, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	H-R1
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry, See Remarks, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Set on a quiet street in Fort Vermilion and just a short walk to a park, grocery store, and the majestic Peace River, this property offers a great mix of location, space, and functionality. Featuring a 3 bed, 2 bath home, detached heated garage, and a huge fenced lot, there's plenty here to appreciate. The yard offers excellent curb appeal with mature trees for shade and shelter, a concrete driveway, and lots of room to enjoy the outdoors, complete with a firepit area and storage shed. Step inside to a bright and welcoming home that has seen numerous tasteful updates, including new flooring throughout and a refreshed, modern feel. The layout is both practical and comfortable, with two bedrooms and a full bath on one end, and a private primary suite with its own full ensuite on the other. The main living area features vaulted ceilings and an open-concept design, with a spacious kitchen offering plenty of cabinets and counter space, quality appliances, and a seamless flow into the dining and living room. Large windows bring in an abundance of natural light, making the space feel open and inviting. A separate laundry room adds everyday convenience. Out the back, you'll find a 16x24 detached heated garage with a concrete floor—perfect for parking, storage, or a great hobby space. With updates including central A/C, newer decks, and shingles, this well-maintained home is truly move-in ready and offers a great opportunity to step into comfortable, worry-free living in a fantastic location.