



4801 47 Street
Fort Vermilion, Alberta

MLS # A2181631



\$195,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,005 sq.ft.	Age:	1985 (40 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	H-R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

DREAMING OF LIVING ONLY STEPS AWAY FROM THE RIVER ?? Are you seeking a rental revenue property or perhaps a place where the entire family can live ?? This 6 bedroom 2 bath home with its well planned layout is perfect for potential rental property or a wonderful space for a growing family !The bright and cheerful Living space greets you with a huge window ensuring plenty of natural light which flows into the Sitting area, the Kitchen offering wood cabinetry with the side door leading onto a huge deck, to enjoy the great Northern Alberta summers . A hallway leads to a 4 pc Bath, and 3 bedrooms . The lower finished level is just full of potential with a bath, laundry , a HUGE bedroom which easily could be a play room or perhaps for your creative side for arts, crafts and hobbies . There are two additional bedrooms for the teenagers or the overnight guests .Park in the front parking space which has enough parking for at least 3 or 4 vehicles . You are sure to enjoy the yard with lots of space to burn off energy and its also easy to live a car-free lifestyle if desired: you're merely steps away from shopping and schools .Complete the day with a peaceful evening stroll along the river bank walking trails only a short walk away, while savoring the vivid pastel colors of the setting sun. Fully loaded with opportunity ..