

# \$287,500 - 4221 47a Avenue, Vermilion

MLS® #A2075625

**\$287,500**

4 Bedroom, 2.00 Bathroom, 925 sqft

Residential on 0.15 Acres

NONE, Vermilion, Alberta

Welcome to 4221 47a Avenue a quiet cul-de-sac located in Vermilion, Alberta! The first thing you notice about this stunning 4 bedroom 2 bathroom bi-level is the attention to detail and the landscaping around the home that showcases the beautiful wildflowers that were planted and the several fruit trees and mature trees that surround the home - making it a private sheltered oasis. You have a generous size 2 car garage with side exterior access along with a concrete parking pad that provides additional parking for your vehicles or RV. You have two bedrooms on the top floor - Your master bedroom is bright with ample space and also includes his and her closets! The second bedroom on the top floor includes a wraparound walk-in closet with a closet bench and a nook for extra storage. The living room has lots of light with big windows and is a great size. The kitchen has ample amounts of storage coupled with beautiful oak cabinetry and a nice size dining area with direct access to your back deck where you can tend to your garden, pick the apples from the trees, and store all of your tools and gardening equipment in your storage shed! Each floor also has its own bathroom! Downstairs you have huge carpeted Rec/Family Room with a switch operated gas fireplace. You have walk-through laundry room located down a 6 stair walk-up from your entry way and completing the downstairs is 2 bright good sized bedrooms, your 4pc bathroom and your utility closet that has extra storage(crawl space



under the stairs) along with your furnace, hot water tank, sump and water softener that you can hook up and utilize as needed. Don't miss out on this beautiful property - It is ready for it's next new owners today!

Built in 1999

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2075625    |
| Price          | \$287,500   |
| Sold Price     | \$280,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 925         |
| Acres          | 0.15        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 4221 47a Avenue            |
| Subdivision | NONE                       |
| City        | Vermilion                  |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T9X1P1                     |

### **Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Double Garage Attached, Off Street, Parking Pad |

### **Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows                    |
| Appliances        | Dishwasher, Microwave, Range, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Finished, Full          |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                         |
| Lot Description   | Back Yard, Fruit Trees/Shrubs, Neighbours Behind, Many Trees |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding, Wood Frame                                     |
| Foundation        | Wood                                                         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | August 29th, 2023  |
| Date Sold      | December 6th, 2023 |
| Days on Market | 99                 |
| Zoning         | R2                 |
| HOA Fees       | 0.00               |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Centre - Vermilion |
|----------------|--------------------------------|

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