

\$237,000 - 4513 54 Avenue, Vermilion

MLS® #A2077060

\$237,000

4 Bedroom, 2.00 Bathroom, 1,102 sqft

Residential on 0.21 Acres

NONE, Vermilion, Alberta

One Owner 1968 well-built comfortable home situated on 1.5 Lots with over 1841 sq ft of Living Space. Nelson Home's® Coronet style floorplan with double Gyproc construction on

exterior walls. This raised bungalow is located near Vermilion's east end Seniors Lodge and has

3 bedrooms on main floor with full bath, handy 2pc bath a rear entrance, and another 3pc bath

in the basement plus private living space including a kitchen, bedroom and separate living

room. Beyond this, the basement also has a large recreation room, spacious laundry/utility area, and Cold Room for your vegetables & other food items. Upgraded utilities include High-Efficiency Furnace and newer Hot Water Tank. There is an enclosed breezeway that links the home to the convenient single Garage with overhead door which can be heated and has some workspace.

Furthermore, garage is attached to a covered sitting area that faces south towards the backyard with multiple fruit trees & bushes, large productive garden and stunning oak tree. Rear entrance has a newer treated wood covered deck, and there is also a large garden shed.

Quiet neighborhood with ample parking in front on paved driveway. There are several School options and a nice Hospital in this beautiful community. Golf Course & lake(s)



nearby.

Great retreat within a lovely community! Nice

Furniture is negotiable. Call to book your

Viewing

Built in 1968

Essential Information

MLS® #	A2077060
Price	\$237,000
Sold Price	\$230,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,102
Acres	0.21
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4513 54 Avenue
Subdivision	NONE
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X1R4

Amenities

Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	Open Floorplan, Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2023
Date Sold	January 8th, 2024
Days on Market	132
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Centre - Vermilion
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