

\$529,500 - 6314 53 Avenue, Vermilion

MLS® #A2110895

\$529,500

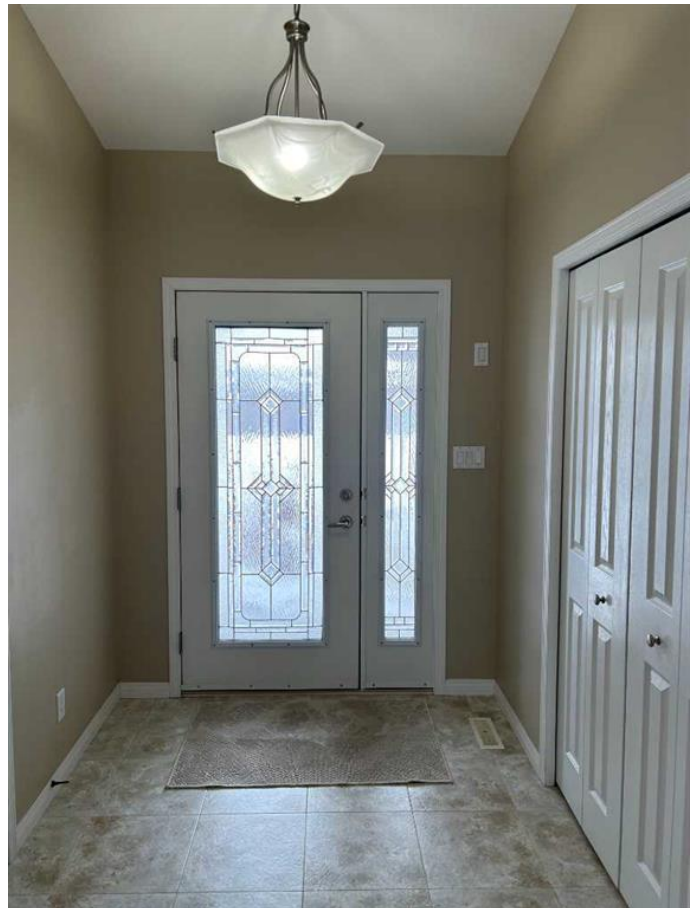
5 Bedroom, 3.00 Bathroom, 1,699 sqft

Residential on 0.17 Acres

NONE, Vermilion, Alberta

Bring your family, there's plenty of room! This immaculate well-built home by H. Wasylik is sure to meet all the needs of a growing family or anyone looking to live in comfort with space and convenience in mind. Very inviting residence with Walnut Floors, Maple Cupboards and stone gas Fireplace anchored with solid wood mantle. Front Office comes with a beautiful wood desk and bright south facing window. Home has 5 spacious bedrooms and 3 four piece bathrooms. Master bedroom has a large ensuite with perfect natural light space for a dressing table, plus a separate walk-in closet. Dining area leads out to a 12' x 16' deck that is complimented with a screened Coronado Pergola, and comes with a gas BBQ. This deck presently faces north towards a quiet native pasture.

Wood staircase Banister with decorative rod spindles leads down to a massive Recreation room & Den area in the basement, that nicely served as a Library. Basement also offers 3 of the total 5 large finished bedrooms, plus an oversized utility room that serves for ample additional storage. Outside there is also a newer 8' x 12' garden shed with rubber mat floor for storage of yard items. Oversized double heated garage with floor drain nicely compliments this home and would accommodate extra storage as well. Property is ready to move-in and is well appointed with all Appliances plus A/C. This one owner Home is in excellent condition and priced



below today’s construction costs. New 30yr Shingles were just installed in Sept. 2023 and balance of home exterior requires very little maintenance. Beautiful Home in a pleasant neighborhood for buyer to simply settle-in hassle free and focus on other aspects in life. Is your 2024 goal to find a perfect spacious home “ Done!

Built in 2007

Essential Information

MLS® #	A2110895
Price	\$529,500
Sold Price	\$517,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,699
Acres	0.17
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6314 53 Avenue
Subdivision	NONE
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1X4

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Double Garage Attached, On Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floor Plan, Ceiling(s), Vinyl Windows, Wood
Appliances	Dishwasher, Microwave, Refrigerator, Stove, Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	Other, Private Entrance, Storage
Lot Description	Few Trees, Lawn, Interior Lot, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	See Remarks, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2024
Date Sold	April 15th, 2024
Days on Market	46
Zoning	R1 - Residential
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Centre - Vermilion
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