

# \$308,000 - 5106 46 Avenue, Vermilion

MLS® #A2146740

**\$308,000**

5 Bedroom, 2.00 Bathroom, 1,307 sqft

Residential on 0.18 Acres

Vermilion, Vermilion, Alberta

Such a unique and brilliant layout in this lovely home in a quiet low traffic area of Vermilion. With it's large landscaped fenced yard and majestic tree lined street, this home is one to admire. There are 5 bedrooms, 2 full bathrooms, direct line of site from kitchen to dining and living room. Perfect for families! The main level has 3 bedrooms with a few steps up to the master with walk-in closet. The home saw major renovations in 2018 with a furnace, HWT and newly completed basement. Throughout the home is updated flooring, cabinetry, and more. The family room in the basement is the perfect chill zone or entertainment area with a kitchen/ wet bar. The bar cabinetry is a stunning dark blue. A must see! An appointed laundry room, bedroom number 5 and bathroom with shower complete the lower level. The yard is fenced for privacy. RV parking off the lane and leads you to one of the two garages at this property! Tandem parking in the detached garage and single car parking in the attached one. Central AC rounds off the buyer must haves!

Built in 1966

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2146740  |
| Price      | \$308,000 |
| Sold Price | \$295,000 |
| Bedrooms   | 5         |



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,307       |
| Acres          | 0.18        |
| Year Built     | 1966        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 5106 46 Avenue             |
| Subdivision | Vermilion                  |
| City        | Vermilion                  |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T9X 1Y1                    |

### Amenities

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                                                   |
| Parking        | Double Garage Detached, Garage Faces Front, Garage Faces Rear, Heated Garage, Insulated, Rear Drive, Single Garage Detached, Tandem |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Closet Organizers, No Smoking Home, Recessed Lighting, Wood Counters |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer                |
| Heating           | Forced Air, Natural Gas                                                                   |
| Cooling           | Central Air                                                                               |
| Has Basement      | Yes                                                                                       |
| Basement          | Finished, Full                                                                            |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                    |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Interior Lot, Landscaped, Level, Street Lighting, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                                 |
| Construction      | Wood Frame                                                                                                                      |

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 4th, 2024  
Date Sold                 August 14th, 2024  
Days on Market         41  
Zoning                     R  
HOA Fees                 0.00

**Listing Details**

Listing Office             NORTHERN LIGHTS REALTY (2000)

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