

# \$179,000 - 4717 53 Avenue, Vermilion

MLS® #A2185599

## \$179,000

3 Bedroom, 2.00 Bathroom, 800 sqft  
Residential on 0.14 Acres

Vermilion, Vermilion, Alberta

Rock Solid Bungalow! Located on one of the more beautifully treed avenues in Vermilion, AB. The home supplies 2 beds / 1 bathroom upstairs while providing a 1 bedroom, self-contained, basement suite. Recent updates include: all new flooring & paint upstairs, HWT, water main, as well as roughly half the windows being replaced to vinyl. A brand-new tin roof will also be installed as soon as possible (weather permitting.) The backyard supplies a double-detached garage (20'x20') which is heated and is currently used as a "She-Shed" or "Man-Cave." Also in the mostly fenced backyard, a large garden area which was previously used for R.V parking. All appliances set to stay.

Built in 1950

## Essential Information

MLS® #	A2185599
Price	\$179,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	800
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
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## Community Information

Address	4717 53 Avenue
Subdivision	Vermilion
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1S5

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, No Smoking Home, Vinyl Windows
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Partially Finished

## Exterior

Exterior Features	Storage
Lot Description	Back Yard, Few Trees, Garden, Gazebo
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	January 7th, 2025
Days on Market	109
Zoning	R2

## Listing Details

Listing Office	Vermilion Realty
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