

# \$299,000 - 4518 55 Avenue, Vermilion

MLS® #A2193686

## \$299,000

5 Bedroom, 3.00 Bathroom, 1,538 sqft  
Residential on 0.19 Acres

Vermilion, Vermilion, Alberta

Sprawling Bi-Level (1,538 SQ FT) situated on a MASSIVE lot (8,450 Sq FT) near Vermilion's North-End. The oversized lot sits adjacent to the Lutheran Church, which provides an "EXTRA" large/private setting, due to lack of neighbours. The home has seen an array of updates in recent years: shingles, eavestroughs, high efficiency furnace, HWT, most appliances, as well as a new water main to the street. Downstairs supplies a walk-out entrance as well as a gorgeous wood stove to go along with the extensive square footage. Potential is sky-high on this one!

Built in 1976

## Essential Information

MLS® #	A2193686
Price	\$299,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,538
Acres	0.19
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	4518 55 Avenue
Subdivision	Vermilion
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1R2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, See Remarks, Soaking Tub, Storage
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Other, Private Entrance, Private Yard, Storage
Lot Description	Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 11th, 2025
Days on Market	127
Zoning	R1

### **Listing Details**

Listing Office	Vermilion Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.