

# \$399,000 - 4708 53 Avenue, Vermilion

MLS® #A2216787

**\$399,000**

4 Bedroom, 3.00 Bathroom, 1,564 sqft

Residential on 0.21 Acres

Vermilion, Vermilion, Alberta

Oversized Lot! (9,000 Sq Ft) on a mature-treed avenue. Sprawling Square Footage! (1,564 + Full Basement.) One-Owner-Home! This 1997 built bungalow goes above & beyond at every turn. Along with the 25' x 23' attached garage (with loft storage,) the property also supplies a detached 20' x 16' heated workshop. Heading into the home, you'll notice the Spinks laid stamped-concrete in superb condition. Completely one level if need be with the main floor laundry. A unique 23' x 13' enclosed porch is situated off the north side of the property with stamped concrete. Two bedrooms upstairs and two bedrooms down. No cramped areas with this square footage. The backyard supplies a natural gas BBQ hookup, garden area, as well as a large storage shed. An absolutely gorgeous bungalow ready for it's second owner.

Built in 1997

## Essential Information

MLS® #	A2216787
Price	\$399,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,564
Acres	0.21
Year Built	1997



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4708 53 Avenue
Subdivision	Vermilion
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1S2

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Storage, Covered Courtyard
Lot Description	Few Trees, Greenbelt, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	1
Zoning	R2

## **Listing Details**

Listing Office	Vermilion Realty
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