

\$175,000 - 4507 River Road, Fort Vermilion

MLS® #A2066471

\$175,000

3 Bedroom, 1.00 Bathroom, 972 sqft

Residential on 0.34 Acres

NONE, Fort Vermilion, Alberta

HUGE PRICE ADJUSTMENT !!! The BEST kept secret in Alberta!! This breathtaking 3 bedroom, 1 bath home with a fenced backyard rests peacefully on a sprawling lot overlooking the river. Before entering you will want to take a moment on the deck to embrace the serene setting. The main level offers a easy care floor-plan flowing effortlessly from the Sitting Room into the Dining Room and into the Kitchen boasting crisp white cabinetry, beautiful tile flooring and upgraded stainless steel appliances with a perfectly placed window overlooking the backyard. The abundance of windows gives you ultimate river views, perfectly captured throughout the home. The Primary Suite will be a place of relaxation, peace and reflection, there are an addition two bedrooms and the main bath with heated flooring. The downstairs has been started for you and the plumbing is in place for a half bath ,just simply add a few of your own touches. Take a tranquil walk along the river's edge through town or with the boat-dock only 1 block away, why not enjoy a sunset cruise? The laid back lifestyle of simple pleasures is certain! Whether you have been looking for the ultimate starter home or investment property. I believe I HAVE FOUND IT.. this home boasts a very very long list of upgrades, including: new gas furnace, hot water tank, and electrical panel, Completely renovated main level, including keyless entry, nest thermostat and heated bathroom floor.



Built in 1963

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2066471 |
| Price | \$175,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 972 |
| Acres | 0.34 |
| Year Built | 1963 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 4507 River Road |
| Subdivision | NONE |
| City | Fort Vermilion |
| County | Mackenzie County |
| Province | Alberta |
| Postal Code | T0H1N0 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 6 |
| Parking | Off Street, Parking Pad |
| Waterfront | River Front |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Yard, Creek/River/Stream/Pond, Front Yard, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 18th, 2023 |
| Days on Market | 651 |
| Zoning | H-R1 |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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