

# \$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 | 4             |
| Zoning         | R2            |

**Listing Details**

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

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