

## \$299,000 - 5821 52 Avenue, Vermilion

MLS® #E4423639

**\$299,000**

4 Bedroom, 3.00 Bathroom, 1,435 sqft

Single Family on 0.00 Acres

Vermilion, Vermilion, AB

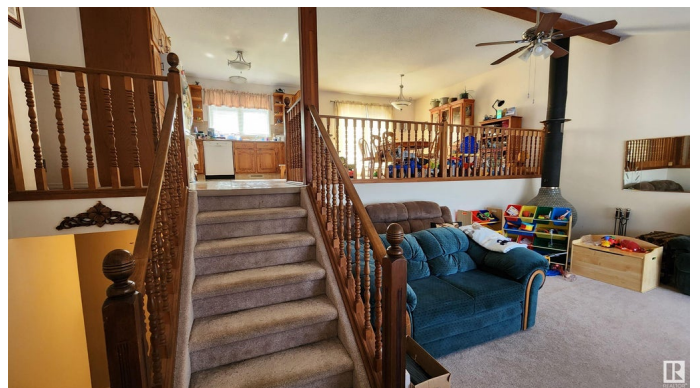
This SPACIOUS 4-LEVEL SPLIT is located in a mature neighborhood in Vermilion close to the Health Care Centre and in close proximity to the beautiful Provincial Park which offers camping facilities, walking trails and kayaking/canoeing on the Vermilion River. This 1984 home with 2x6 construction is completely finished and features 1435 sq.ft. on the two top levels with the basement offering 2 more levels. There are a total of 4 bedrooms and 3 bathrooms, including a 3 pc ensuite with shower. The main level features kitchen and dining area overlooking the living room with vaulted ceiling and wood stove. The lower levels feature family room with wood stove, games room, 1 bedroom, utility, laundry and secure entrance to the double garage. The large landscaped yard features a brick driveway, wood deck, partial fencing and ample room for kids and pets. The lot measures 67' x 131'. Taxes are \$3371. (2024). This property is sold "As is, where is, at time of possession" with no warranties and guarantees.

Built in 1984

### Essential Information

MLS® # E4423639

Price \$299,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,435
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	5821 52 Avenue
Area	Vermilion
Subdivision	Vermilion
City	Vermilion
County	ALBERTA
Province	AB
Postal Code	T9X 1V7

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	2 Outdoor Stalls, Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Landscaped, Playground Nearby, Partially Fenced
Lot Description	67'x131'

Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 2nd, 2025
Days on Market	50
Zoning	Zone 60

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Listing information last updated on April 21st, 2025 at 11:32am MDT