

\$565,000 - 5204 45 Ave, Fort Vermilion

MLS® #A2196281

\$565,000

4 Bedroom, 4.00 Bathroom, 3,072 sqft

Residential on 0.40 Acres

NONE, Fort Vermilion, Alberta

Nestled in a peaceful cul-de-sac in Fort Vermilion, this brand-new duplex offers a fantastic opportunity for homeowners or investors alike. Each unit is over 1500 sq/ft per side, and features 2 bedrooms and 2 bathrooms, with a thoughtful design that gives it a very spacious feel. No stairs in this building, just step right inside to a welcoming entrance that leads into an open-concept kitchen and dining area, complete with ample cabinetry, corner pantry, and generous living space. The master bedroom boasts an accessible shower, ensuring convenience for all, while in-unit laundry adds to the ease of daily living. A heated attached garage provides year-round comfort, and the large backyard with a concrete patio is perfect for outdoor relaxation or entertaining. Don't miss this incredible opportunity to own a thoughtfully designed, modern duplex in a prime location, Immediate possession available!

Built in 2024

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2196281 |
| Price | \$565,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 3,072 |
| Acres | 0.40 |



| | |
|------------|--|
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Duplex |
| Style | Acreage with Residence, Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 5204 45 Ave |
| Subdivision | NONE |
| City | Fort Vermilion |
| County | Mackenzie County |
| Province | Alberta |
| Postal Code | T0H1N0 |

Amenities

| | |
|----------------|-------------------------------------|
| Parking Spaces | 8 |
| Parking | Parking Pad, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | See Remarks, Crawl Space |

Exterior

| | |
|-------------------|---|
| Exterior Features | Lighting, Private Yard, Rain Gutters |
| Lot Description | Back Lane, Back Yard, Cul-De-Sac, Gentle Sloping, Landscaped, Lawn, Cleared, Corner Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms), Manufactured Floor Joist |
| Foundation | ICF Block, Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 25th, 2025 |
| Days on Market | 63 |

Zoning H-R1

Listing Details

Listing Office RE/MAX Grande Prairie

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.