

# \$274,900 - 4515 53 Avenue, Vermilion

MLS® #A2243335

**\$274,900**

4 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 0.21 Acres

Vermilion, Vermilion, Alberta

Rock solid bungalow situated on a mature lot & a half (9000 SQ FT.) The secluded, fully-fenced backyard supplies a detached garage (14' x 22') as well garden area, fruit trees, firepit, and a multiple large storage sheds. Recent updates within the 1,200 SQ FT home include: ALL NEW TRIPLE PANE WINDOWS (including approved egress size in the basement) , electrical panel & feed, as well as exterior doors. Hardwood flooring spans most of the upstairs. The hallway even has it's own laundry shoot. Styles of old with updates of new. With all appliances set to stay, this spacious bungalow is move-in ready and looking for it's next owner.

Built in 1963

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243335    |
| Price          | \$274,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,200       |
| Acres          | 0.21        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4515 53 Avenue             |
| Subdivision | Vermilion                  |
| City        | Vermilion                  |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T9X 1R4                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), No Smoking Home, Vinyl Windows            |
| Appliances        | Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Portable Dishwasher |
| Heating           | Forced Air, Natural Gas                                                      |
| Cooling           | None                                                                         |
| Has Basement      | Yes                                                                          |
| Basement          | Finished, Full                                                               |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                |
| Lot Description   | Fruit Trees/Shrub(s), Garden, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Stucco                                                               |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 20              |
| Zoning         | R1              |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.