

5946 51 Avenue
Vermilion, Alberta

MLS # A2302192



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,140 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Insulated, On Street, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	11
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Storage, Wood Windows		

Inclusions: n/a

Located in a quiet cul-de-sac in Vermilion's west end, just steps from the Provincial Park walking trails and community playground for the kids, this well-maintained 4-level split home offers a fantastic layout for families and anyone looking for functional living space in a great location. The main floor features a bright living room, dining area, and kitchen, creating a comfortable space for everyday living and entertaining. Upstairs you'll find the spacious primary bedroom with a walk-in closet and 3 piece ensuite, 2 additional bedrooms and a full bathroom. The lower level provides additional living space that's perfect for a family room, kids' play area, or home office, a 2 piece bathroom with laundry and an additional bedroom, with access to the attached, single car garage. The lowest level is unfinished, providing a great opportunity to customize the space to suit your needs - whether that's a theatre/games room, home gym, or additional storage. Additional highlights include a single attached garage and private yard with mature trees for outdoor enjoyment. With easy access to parks, playgrounds, and outdoor recreation, this property is ideal for families, first-time buyers, or anyone looking for a home in a quiet location close to nature.