

# \$314,900 - 4518 55 Avenue, Vermilion

MLS® #A2193686

## \$314,900

5 Bedroom, 3.00 Bathroom, 1,538 sqft  
Residential on 0.19 Acres

Vermilion, Vermilion, Alberta

Sprawling Bi-Level (1,538 SQ FT) situated on a MASSIVE lot (8,450 Sq FT) near Vermilion's North-End. The oversized lot sits adjacent to the Lutheran Church, which provides an "EXTRA" large/private setting, due to lack of neighbours. The home has seen an array of updates in recent years: shingles, eavestroughs, high efficiency furnace, HWT, most appliances, as well as a new water main to the street. Downstairs supplies a walk-out entrance as well as a gorgeous wood stove to go along with the extensive square footage. Potential is sky-high on this one!

Built in 1976

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2193686    |
| Price          | \$314,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,538       |
| Acres          | 0.19        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                            |
|-------------|----------------------------|
| Address     | 4518 55 Avenue             |
| Subdivision | Vermilion                  |
| City        | Vermilion                  |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T9X 1R2                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, See Remarks, Soaking Tub, Storage                                  |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full, Walk-Out                                                              |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Other, Private Yard, Private Entrance, Storage                            |
| Lot Description   | Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Composite Siding                                                          |
| Foundation        | Poured Concrete                                                           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 11th, 2025 |
| Days on Market | 81                  |
| Zoning         | R1                  |

### Listing Details

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

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