

# \$290,000 - 4417 54 Avenue, Vermilion

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MLS® #A2257454

**\$290,000**

4 Bedroom, 3.00 Bathroom, 1,206 sqft

Residential on 0.22 Acres

Vermilion, Vermilion, Alberta

Located in a prime Vermilion neighborhood near schools and recreation, this 1,200 sq ft home sits on an impressive 80 x 120 ft lot. With mature trees, a new fence, and plenty of outdoor space, the property offers both privacy and potential.

The home features four bedrooms and two and a half bathrooms, including a primary suite with a private water closet. With solid construction and excellent bones, the floor plan provides the perfect foundation for modern updates. A wood stove adds warmth and character, making the living space inviting and comfortable.

Connecting the home and garage is a breezeway that combines practicality with charm. Outdoor living is enhanced by a large covered deck overlooking the backyard, an ideal setting for entertaining or quiet evenings at home. Back alley access and ample parking add extra convenience to the location.

This property combines location, space, and potential, making it a rare opportunity to create the home youâ€™ve been envisioning.

Built in 1975

## Essential Information

MLS® #                      A2257454

Price                        \$290,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,206
Acres	0.22
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4417 54 Avenue
Subdivision	Vermilion
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1R1

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer
Heating	Boiler, Natural Gas, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Private, Treed

Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 16th, 2025
Zoning	RS

### **Listing Details**

Listing Office	Real Estate Centre - Vermilion
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