

# \$194,900 - 4720 54 Avenue, Vermilion

MLS® #A2257524

**\$194,900**

4 Bedroom, 3.00 Bathroom, 1,136 sqft

Residential on 0.14 Acres

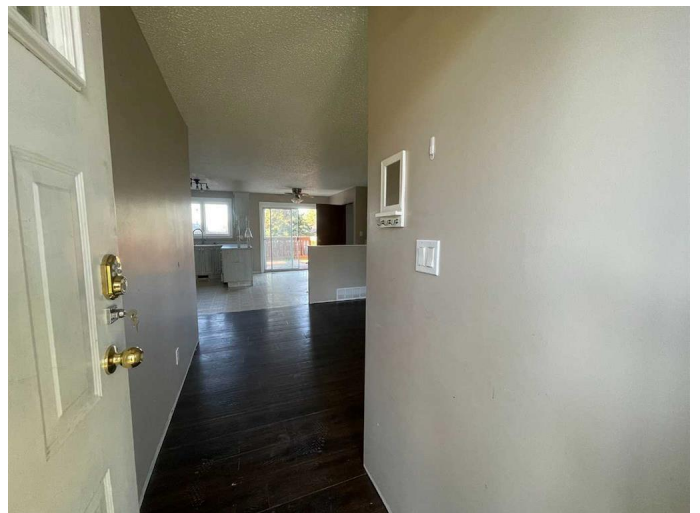
Vermilion, Vermilion, Alberta

Make your move! Located on a lovely, mature, treed street this 1983 bungalow has a large yard with rear alley access and a double detached garage (22 x 23.5). You are welcomed to an open concept main with a generous living room and eat in kitchen with plenty of room for a large dining table. This area is bright with natural light from the patio doors. There are three bedrooms up and the primary bedroom features its own private ensuite. A bonus of this floor plan is direct access to the basement from the back foyer. The basement has an expansive family room, dedicated laundry/storage and a three piece bath and bedroom. The basement remains partially finished and is awaiting your finishing touches - build in your equity with your improvements. Welcome home!

Built in 1983

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2257524  |
| Price          | \$194,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,136     |
| Acres          | 0.14      |
| Year Built     | 1983      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4720 54 Avenue             |
| Subdivision | Vermilion                  |
| City        | Vermilion                  |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T9X1S4                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan        |
| Appliances        | None                                     |
| Heating           | Forced Air, Natural Gas, Floor Furnace   |
| Cooling           | None                                     |
| Has Basement      | Yes                                      |
| Basement          | Exterior Entry, Full, Partially Finished |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                        |
| Lot Description   | Back Lane, Back Yard, City Lot, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                       |
| Construction      | Wood Frame                                            |
| Foundation        | Poured Concrete                                       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 3                    |
| Zoning         | 11                   |

### Listing Details

Listing Office

COLDWELL BANKER - CITY SIDE REALTY

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