

\$311,500 - 5109 46 Avenue, Vermilion

MLS® #A2271244

\$311,500

2 Bedroom, 2.00 Bathroom, 1,186 sqft

Residential on 0.20 Acres

Vermilion, Vermilion, Alberta

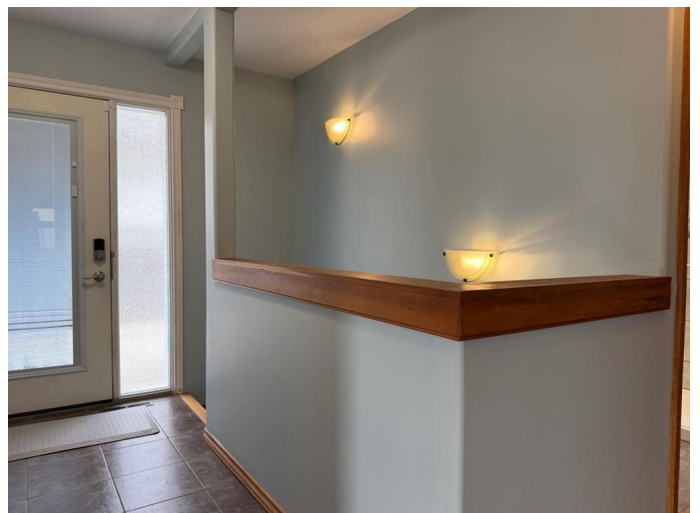
This beautifully updated home welcomes you with an inviting open concept layout, providing a spacious and connected atmosphere. The large kitchen flows seamlessly into both the dining and living areas, making it perfect for daily living as well as entertaining guests.

Ample cupboard space and a corner pantry ensure plenty of storage, while the beautiful gas stove and quartz countertops create an elevated, classy feel in the kitchen.

A convenient butler pantry expands the functional space, offering additional counters, storage, a second fridge, and a sink, ideal for busy households or hosting gatherings. From the kitchen, step out onto the sunny southwest facing wraparound deck, perfect for afternoon relaxation or enjoy your morning coffee on the east facing deck.

The primary bedroom features a walk in closet and a stunning five piece ensuite, created to relax and unwind. On the lower level, you'll find an additional bedroom, a full bathroom, a spacious family room, and a generous storage area, ensuring comfort and versatility for every member of the household.

Outside, the property boasts a heated double garage and a carport, both with convenient access from the back alley. This setup offers practical solutions for parking and storage, enhancing the overall functionality and appeal of the home. For your yard tools and equipment, the 9' x 20' shed can hold it all! This is an unique home with beautiful finishes, inviting and warm, looking for the next owners!



Built in 1955

Essential Information

MLS® #	A2271244
Price	\$311,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,186
Acres	0.20
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5109 46 Avenue
Subdivision	Vermilion
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1Y1

Amenities

Parking Spaces	6
Parking	Alley Access, Carport, Concrete Driveway, Covered, Double Garage Detached, Driveway, Heated Garage, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Closet Organizers, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Masonry, Wood Burning Stove
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Back Lane, Front Yard, Irregular Lot, Landscaped, Lawn, Treed
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2025
Days on Market	2
Zoning	RS

Listing Details

Listing Office	Real Estate Centre - Vermilion
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