

# \$450,000 - 5613 Park Drive, Vermilion

MLS® #A2172064

## \$450,000

4 Bedroom, 3.00 Bathroom, 1,280 sqft

Residential on 0.30 Acres

NONE, Vermilion, Alberta

Here is a one-of-a-kind property that sports the best view in Vermilion! This breath-taking property overlooks the Vermilion River Valley and is 13,000 sq. ft! Both the front and backyard are beautifully landscaped complete with washed rock, mulch, cement patio, firepit, raised garden beds, and a brand-new shed situated on pressure treated boards. Seeing is believing with this beautiful property. The inside of the house is immaculate and well cared for. The attached garage includes a heater. Both upstairs bathrooms and the basement bathroom were recently renovated, and the house has fresh paint throughout. Power surge protection is in place and plumbing redone. The sewer has a backup valve for added protection. You will also find a new water heater, new water softener, high energy efficient furnace, and central air-conditioning! All windows are triple pane. An opportunity like this doesn't come often. Don't miss out, call and book a viewing today!

Built in 1971

## Essential Information

MLS® #	A2172064
Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,280
Acres	0.30
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5613 Park Drive
Subdivision	NONE
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1V3

### Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Central Air Conditioner, Garburator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Yard, Garden, Other
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	October 9th, 2024
Days on Market	192
Zoning	R

**Listing Details**

Listing Office	Stewart Realty
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