

# \$449,000 - 4406 54 Avenue, Vermilion

MLS® #A2220724

## \$449,000

5 Bedroom, 3.00 Bathroom, 1,340 sqft  
Residential on 0.19 Acres

Vermilion, Vermilion, Alberta

Exclusive listing alert! Absolutely PRIME Location - 1 Owner Home - 2005 Built - 5 Bedrooms / 3 Bathrooms. Situated on Vermilion's North-end, backing onto green-space, this gem of a bi-level supplies a ton of bells & whistles: In-Floor Heat, underground sprinklers (front & back), composite deck/rail with natural gas connection, as well as one of the largest driveways you'll ever see! All aggregate concrete around the property with multiple extra pads/walkways. Alongside the driveway provides R.V parking space with power. The fully-fenced backyard supplies a large pond area (with power), multiple fruit trees, undisturbed views of both sunsets & sunrises, as well as direct access to green space & Vermilion's River Valley. Nearly all appliances are new within the last 4 years. A large family home in a fantastic location.

Built in 2005

## Essential Information

MLS® #	A2220724
Price	\$449,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,340
Acres	0.19
Year Built	2005



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	4406 54 Avenue
Subdivision	Vermilion
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1P9

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Boiler, Combination, In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard, RV Hookup, Storage
Lot Description	Few Trees, Lawn, Private, Rectangular Lot, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Wood

### Additional Information

Date Listed	May 16th, 2025
Days on Market	14
Zoning	R1

## **Listing Details**

Listing Office	Vermilion Realty
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