

\$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, In Floor, Forced Air, Natural Gas, Combination
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Basement
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	1
Zoning	R1

Listing Details

Listing Office	Vermilion Realty
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