

**102, 4520 51 Street  
Vermilion, Alberta**

**MLS # A2275383**

**\$219,900**



<b>Division:</b>	Vermilion		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,134 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** N/A

Modern living at an affordable price! This 3 bedroom, 2 washroom unit is fully finished and ready for its next owner. The 2008 built townhouse supplies great square footage over the story & a half layout. All vinyl windows, all PEX plumbing, all modern! Although listed as 3 bed/ 2 bath, the basement could be finished with minimal work to complete the 4 bedroom / 3 bathroom frame. Recent updates include: new flooring, kitchen backsplash, as well as The backyard is fully-fenced with perennial raspberry bushes and has very minimal lawn to mow. Incredibly low maintenance property. Within walking distance to downtown & Lakeland College