

**306, 5101 51 Avenue
Vermilion, Alberta****MLS # A2278638****\$274,900****Division:** Vermilion**Type:** Residential/Low Rise (2-4 stories)**Style:** Apartment-Single Level Unit**Size:** 1,204 sq.ft. **Age:** 2001 (25 yrs old)**Beds:** 2 **Baths:** 2**Garage:** Underground**Lot Size:** -**Lot Feat:** -

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 519
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	C1
Foundation:	-	Utilities:	-
Features: Closet(s)	Built-in Features, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Vinyl Windows, Walk-In		
Inclusions:	N/A		

Welcome to this beautifully maintained 1,200 sq. ft. corner condo located on the third floor, offering both comfort and convenience. As a south-facing unit, the private balcony is filled with natural light throughout the day, allowing you to enjoy both sunrise and sunset views. This home features air conditioning for comfort in the summer season and includes secure underground parking. The building is well cared for and thoughtfully designed with wheelchair accessibility, making it welcoming for all. With its spacious layout, abundant light, and prime corner location, this condo is an exceptional place to call home.