

# \$175,000 - 4507 River Road, Fort Vermilion

MLS® #A2066471

**\$175,000**

3 Bedroom, 1.00 Bathroom, 972 sqft  
Residential on 0.34 Acres

NONE, Fort Vermilion, Alberta

**HUGE PRICE ADJUSTMENT !!!** The BEST kept secret in Alberta!! This breathtaking 3 bedroom, 1 bath home with a fenced backyard rests peacefully on a sprawling lot overlooking the river. Before entering you will want to take a moment on the deck to embrace the serene setting. The main level offers a easy care floor-plan flowing effortlessly from the Sitting Room into the Dining Room and into the Kitchen boasting crisp white cabinetry, beautiful tile flooring and upgraded stainless steel appliances with a perfectly placed window overlooking the backyard. The abundance of windows gives you ultimate river views, perfectly captured throughout the home. The Primary Suite will be a place of relaxation, peace and reflection, there are an addition two bedrooms and the main bath with heated flooring. The downstairs has been started for you and the plumbing is in place for a half bath ,just simply add a few of your own touches. Take a tranquil walk along the river's edge through town or with the boat-dock only 1 block away, why not enjoy a sunset cruise? The laid back lifestyle of simple pleasures is certain! Whether you have been looking for the ultimate starter home or investment property. I believe I HAVE FOUND IT.. this home boasts a very very long list of upgrades, including: new gas furnace, hot water tank, and electrical panel, Completely renovated main level, including keyless entry, nest thermostat and heated bathroom floor.



Built in 1963

### Essential Information

MLS® #	A2066471
Price	\$175,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	972
Acres	0.34
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4507 River Road
Subdivision	NONE
City	Fort Vermilion
County	Mackenzie County
Province	Alberta
Postal Code	T0H1N0

### Amenities

Parking Spaces	6
Parking	Off Street, Parking Pad
Waterfront	River Front

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Creek/River/Stream/Pond, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 18th, 2023
Days on Market	623
Zoning	H-R1

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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