

# \$315,000 - 4809 Riverside Drive, Vermilion

MLS® #A2131745

**\$315,000**

4 Bedroom, 2.00 Bathroom, 1,270 sqft  
Residential on 0.23 Acres

Vermilion, Vermilion, Alberta

Incredibly unique 4-level-split, situated along Riverside Drive. Owned by the same family since it was built, this property displays care & pride at every turn. Major updates include: all new Vinyl windows / high efficiency furnace (2020) / HWT (2020), water main, and shingles (torch-on.) The landscaped yard boasts an underground sprinkling system, river views, and a Heritage tree which has been there since the home was built. One of the more tucked-away avenues in all of Vermilion, AB.

Built in 1963

## Essential Information

MLS® #	A2131745
Price	\$315,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Acres	0.23
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	4809 Riverside Drive
Subdivision	Vermilion



City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1S4

### **Amenities**

Parking Spaces	4
Parking	Parking Pad

### **Interior**

Interior Features	Built-in Features, Central Vacuum, High Ceilings, Vinyl Windows, No Animal Home, Separate Entrance, Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Water Softener
Heating	Forced Air, High Efficiency, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Partially Finished

### **Exterior**

Exterior Features	Garden, Rain Barrel/Cistern(s), Storage
Lot Description	Few Trees, Gentle Sloping, Lawn, Landscaped, Pie Shaped Lot
Roof	Flat Torch Membrane
Construction	Concrete, Mixed, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 14th, 2024
Days on Market	331
Zoning	R

### **Listing Details**

Listing Office	Vermilion Realty
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