

# \$99,500 - 5104 45 Avenue, Vermilion

MLS® #A2197454

**\$99,500**

3 Bedroom, 1.00 Bathroom, 1,020 sqft  
Residential on 0.11 Acres

Vermilion, Vermilion, Alberta

Discover this beautifully renovated mobile home, nestled on an owned lot just steps away from a variety of restaurants. This inviting residence features a spacious and bright 10x24 insulated addition, recently updated with modern flooring, trim, and durable new roof. The addition offers versatile space that can be tailored to your needs- whether you envision it as a cozy storage nook, a productive workspace, a dedicated fitness area, or whatever inspires your imagination. The bathroom was thoughtfully renovated last summer, ensuring a fresh and contemporary feel. The heart of the home boasts a spacious kitchen and dining area, perfect for whipping up delicious meals while entertaining family and friends. The living room is bathed in natural light. With a south-facing window, you'll enjoy abundant sunlight throughout the winter months- making it a haven for plant lovers. Once you step outside you can enjoy the outdoor living in your private yard, complete with a lovely fence installed two years ago for added security and privacy. One of the stand out features of this property is the stunning pear tree, providing ample shade and a peaceful retreat during the warm summer months. Don't miss out on this opportunity to own this charming home in a prime location. Schedule a showing today!

Built in 1976

## Essential Information



MLS® #	A2197454
Price	\$99,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,020
Acres	0.11
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	5104 45 Avenue
Subdivision	Vermilion
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X1Y2

### **Amenities**

Parking Spaces	4
Parking	Driveway, Carport

### **Interior**

Interior Features	Kitchen Island, Laminate Counters, Pantry, Storage
Appliances	Dishwasher, Oven, Refrigerator, Washer/Dryer, Built-In Range
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Storage
Lot Description	Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn
Roof	Metal
Construction	Metal Siding
Foundation	Block

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	49
Zoning	RMHI Manufactured Home

### **Listing Details**

Listing Office	RE/MAX BAUGHAN REALTY LTD.
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