

# \$447,500 - 29 Brennan Drive, Vermilion

MLS® #A2214282

**\$447,500**

4 Bedroom, 3.00 Bathroom, 1,176 sqft

Residential on 4.77 Acres

NONE, Vermilion, Alberta

Close, Clean, well Cared for Property. This 4 Bed/3 Bath Home with Walk-Out Basement, has a large professionally surfaced 659 sq ft L-shaped raised Deck which also serves as a carport. This Rare Find in Brennan Park is extremely well located on the west edge of Vermilion. Quiet acreage community is a great place to raise a family or simply to enjoy to your heart's content. Peaceful Property offers plenty of space with lawns, perennial flowers, shrubs, ornamentals, and a large garden space with Water Hydrant & Shed. Approx, 2 acres of pasture that is fenced & cross-fenced into 2 paddocks with a Livestock Shed and automatic waterer. Excellent utilities include a very good water well. Must see to fully appreciate this well landscaped property. Come have a look and decide if it is the right forever Home for you?!!

Built in 1992

## Essential Information

MLS® #	A2214282
Price	\$447,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,176
Acres	4.77
Year Built	1992



Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	29 Brennan Drive
Subdivision	NONE
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 2B4

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Other, See Remarks, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Covered, Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home, See Remarks
Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Blower Fan
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Rectangular Lot, See Remarks, Many Trees, Pasture, Sloped Down
Roof	Asphalt Shingle
Construction	Mixed, Stucco, Wood Frame, See Remarks
Foundation	See Remarks, Wood

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	11
Zoning	CR-M

## **Listing Details**

Listing Office	Real Estate Centre - Vermilion
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