

# \$449,000 - 49 Grandview Crescent, Vermilion

MLS® #A2242185

## \$449,000

3 Bedroom, 2.00 Bathroom, 1,119 sqft

Residential on 4.99 Acres

Vermilion, Vermilion, Alberta

Peaceful Country Home Property located only 7 miles on pavement from Vermilion, AB. Beautiful south view from both upper and lower decks. Residence currently has 3 bedrooms & 2 spacious bathrooms. Space in walkout basement to add a 4th bedroom or perhaps a separate basement living area with "nook corner" already wired to accommodate the development of a natural lite Kitchenette or Office. Outdoors you can "lose yourself" in this natural park-like oasis with numerous special Trees & Shrubs of various species, including excellent Fruit Varieties. If you love to hike, walk, snowshoe or winter ski, there are several trails to enjoy on this 4.99 acre well treed acreage. Grandview Estates also has an excellent paved circle drive if you like to walk, jog ,or go for pleasant bike rides. Don't delay, now is your time to step forward with this 1 of a kind well developed property.

Built in 2007

## Essential Information

MLS® #	A2242185
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,119
Acres	4.99
Year Built	2007



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

### Community Information

Address	49 Grandview Crescent
Subdivision	Vermilion
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 2B5

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Chandelier
Appliances	Dishwasher, Dryer, Freezer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete, Wood

### Additional Information

Date Listed	July 23rd, 2025
Days on Market	5

ZoningCountry Residential-Multi

Listing Details

Listing OfficeReal Estate Centre - Vermilion

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