# $290,000 - 4417 54 Avenue, Vermilion

MLS® #A2257454

**$290,000**
4 Bedroom, 3.00 Bathroom, 1,206 sqft
Residential on 0.22 Acres

Vermilion, Vermilion, Alberta

Located in a prime Vermilion neighborhood near schools and recreation, this 1,200 sq ft home sits on an impressive 80 x 120 ft lot. With mature trees, a new fence, and plenty of outdoor space, the property offers both privacy and potential.

The home features four bedrooms and two and a half bathrooms, including a primary suite with a private water closet. With solid construction and excellent bones, the floor plan provides the perfect foundation for modern updates. A wood stove adds warmth and character, making the living space inviting and comfortable.

Connecting the home and garage is a breezeway that combines practicality with charm. Outdoor living is enhanced by a large covered deck overlooking the backyard, an ideal setting for entertaining or quiet evenings at home. Back alley access and ample parking add extra convenience to the location.

This property combines location, space, and potential, making it a rare opportunity to create the home youâ€™ve been envisioning.

Built in 1975

## Essential Information

| | |
|---|---|
| MLS® # | A2257454 |
| Price | $290,000 |

| | |
|---|---|
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,206 |
| Acres | 0.22 |
| Year Built | 1975 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

**Community Information**

| | |
|---|---|
| Address | 4417 54 Avenue |
| Subdivision | Vermilion |
| City | Vermilion |
| County | Vermilion River, County of |
| Province | Alberta |
| Postal Code | T9X 1R1 |

**Amenities**

| | |
|---|---|
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Off Street, Parking Pad |
| # of Garages | 2 |

**Interior**

| | |
|---|---|
| Interior Features | See Remarks |
| Appliances | Refrigerator, Stove(s), Washer |
| Heating | Boiler, Natural Gas, Hot Water |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Wood Burning Stove |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

**Exterior**

| | |
|---|---|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Private, Treed |

| | |
|---|---|
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | September 16th, 2025 |
| Days on Market | 1 |
| Zoning | RS |

## Listing Details

| | |
|---|---|
| Listing Office | Real Estate Centre - Vermilion |

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