

# \$95,000 - 5104 45 Avenue, Vermilion

MLS® #A2197454

## \$95,000

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	\$95,000
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	Carport, Driveway

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	79
Zoning	RMHI Manufactured Home

### **Listing Details**

Listing Office	RE/MAX BAUGHAN REALTY
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.