

# \$319,900 - 6012 50 Avenue, Vermilion

MLS® #A2199652

**\$319,900**

4 Bedroom, 2.00 Bathroom, 1,196 sqft

Residential on 0.15 Acres

NONE, Vermilion, Alberta

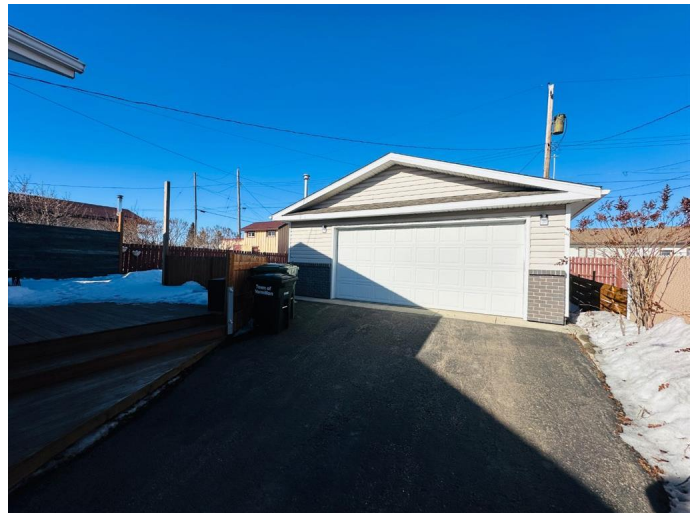
This home is perfectly situated within walking distance to Vermilion Provincial Park with all its amenities, the Vermilion Health Centre, and Lakeland College—an ideal location for families, students, or investors! Step inside to find newer flooring, neutral paint, an updated kitchen, modern appliances, window coverings, and so much more. The main floor features a bright open-concept layout with vaulted ceilings, a spacious living room, three bedrooms, and a 4-piece bathroom. Downstairs, you'll find even more versatility with a laundry nook, large family room, an additional bedroom, a 3-piece bathroom, a generous den, and a recently added open kitchen space—perfect for a revenue-generating basement suite or simply as an extra kitchen for entertaining and hobbies. Outside, the private backyard offers newer enlarged decks, minimal maintenance landscaping, and a double detached heated garage with a sump hole. Don't miss this opportunity—whether you're looking for a fantastic family home or a smart investment property, this one checks all the boxes! Book your showing today!

Built in 1990

## Essential Information

MLS® # A2199652

Price \$319,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,196
Acres	0.15
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6012 50 Avenue
Subdivision	NONE
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1X2

### Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Electric Stove, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Courtyard
Lot Description	Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 6th, 2025
Days on Market	44
Zoning	R2 - Residential

### **Listing Details**

Listing Office	RE/MAX PRAIRIE REALTY
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