

\$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 | Driveway, Carport |

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 | Few Trees, Fruit Trees/Shrub(s), Front Yard, Garden, Lawn |
| Roof | Metal |
| Construction | Metal Siding |
| Foundation | Block |

Additional Information

| | |
|----------------|------------------------|
| Date Listed | February 28th, 2025 |
| Days on Market | 74 |
| Zoning | RMHI Manufactured Home |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.