

# \$194,900 - 103, 4520 51 Street, Vermilion

MLS® #A2203778

**\$194,900**

3 Bedroom, 2.00 Bathroom, 1,202 sqft

Residential on 0.00 Acres

Vermilion, Vermilion, Alberta

Charming 3 bedroom condo in Prime Vermilion location! This well maintained 3 bedroom and 1.5 bathroom condo is perfectly situated within walking distance of Vermilion's essential amenities and just minutes from Lakeland College - making it great for first time buyers or investors. The open concept kitchen and living room provide a bright, spacious layout ideal for entertaining or relaxing. The kitchen come fully equipped with all appliances, ensuring a move-in ready experience. The fenced back yard offers a private outdoor space, while two assigned parking stalls provide convenient parking. The basement is undeveloped, offering potential for future expansion or additional living space. Condo fees include water, garbage, common area maintenance, and contributions to the reserve fund, giving you peace of mind and hassle-free living. This property is a fantastic opportunity in a prime location - don't miss out!

Built in 2008

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2203778  |
| Price          | \$194,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,202     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2008          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 103, 4520 51 Street        |
| Subdivision | Vermilion                  |
| City        | Vermilion                  |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T9X0A2                     |

### Amenities

|                |            |
|----------------|------------|
| Amenities      | Other      |
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| # of Stories      | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Wood            |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 18th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 58 |
| Zoning         | RS |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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