

# \$490,000 - 4501 52 Street, Fort Vermilion

MLS® #A2244654

**\$490,000**

4 Bedroom, 3.00 Bathroom, 1,946 sqft

Residential on 0.34 Acres

NONE, Fort Vermilion, Alberta

Step into nearly 2,000?sq?ft of refined living space, where an open-concept design invites effortless entertaining. This exquisite 4-bed, 2.5-bath home boasts an attached garage plus a detached garage/workshop â€” perfect for your collection or creative pursuits.

Immaculate landscaping frames the residence, while mature trees lend privacy and timeless beauty. Relax on the backyard deck overlooking a thoughtfully designed yard and playground, blending family living with upscale comfort. A rare opportunity to own a meticulously maintained retreat in Fort Vermilion that balances elegance and function.

Built in 2008

## Essential Information

MLS® # A2244654

Price \$490,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,946

Acres 0.34

Year Built 2008

Type Residential

Sub-Type Detached

Style Bungalow

Status Active



## Community Information

Address	4501 52 Street
Subdivision	NONE
City	Fort Vermilion
County	Mackenzie County
Province	Alberta
Postal Code	T0H 2H0

## Amenities

Parking Spaces	8
Parking	Parking Pad, Single Garage Attached, Single Garage Detached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

## Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	H-R1

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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