

**4324 Airport Crescent
Vermilion, Alberta**

MLS # A2250464



\$305,947

Division:	Vermilion		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,600 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Cul-De-Sac, Greenbelt, Irregular Lot, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Storage		

Inclusions: N/A

Sprawling square footage (1,600 SQ FT + basement) on this MASSIVE lot (11,053 SQ FT). A true park-like setting in the back-yard. Mature trees and a thick shelter-belt make for a secluded surrounding. The home provides extra-large rooms throughout as well as a walk-out basement. The cedar shake roof was replaced in 2012. Although a weathered frontage, a coloured-stain of one's choice would quickly spruce-up curb appeal. When taking into account we're dealing with 2-Full Mature lots as well as a 1,600 Square foot property with an attached garage (28' x 22'), the potential/value here is a true gem on an active market. Vacant and can accommodate an immediate possession transfer.