

# \$585,000 - 5204 45 Ave, Fort Vermilion

MLS® #A2196281

## \$585,000

4 Bedroom, 4.00 Bathroom, 3,072 sqft  
Residential on 0.40 Acres

NONE, Fort Vermilion, Alberta

Nestled in a peaceful cul-de-sac in Fort Vermilion, this brand-new duplex offers a fantastic opportunity for homeowners or investors alike. Each unit is over 1500 sq/ft per side, and features 2 bedrooms and 2 bathrooms, with a thoughtful design that gives it a very spacious feel. No stairs in this building, just step right inside to a welcoming entrance that leads into an open-concept kitchen and dining area, complete with ample cabinetry, corner pantry, and generous living space. The master bedroom boasts an accessible shower, ensuring convenience for all, while in-unit laundry adds to the ease of daily living. A heated attached garage provides year-round comfort, and the large backyard with a concrete patio is perfect for outdoor relaxation or entertaining. Don't miss this incredible opportunity to own a thoughtfully designed, modern duplex in a prime location, Immediate possession available!

Built in 2024

## Essential Information

MLS® #	A2196281
Price	\$585,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,072
Acres	0.40



Year Built	2024
Type	Residential
Sub-Type	Duplex
Style	Acreage with Residence, Bungalow, Side by Side
Status	Active

### Community Information

Address	5204 45 Ave
Subdivision	NONE
City	Fort Vermilion
County	Mackenzie County
Province	Alberta
Postal Code	T0H1N0

### Amenities

Parking Spaces	8
Parking	Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, See Remarks

### Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Cleared, Corner Lot, Cul-De-Sac, Landscaped, Lawn, Gentle Sloping
Roof	Asphalt Shingle
Construction	Concrete, ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Vinyl Siding, Wood Frame
Foundation	ICF Block, Poured Concrete

### Additional Information

Date Listed	February 25th, 2025
Days on Market	15

Zoning H-R1

## **Listing Details**

Listing Office RE/MAX Grande Prairie

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