

\$565,000 - 5204 45 Ave, Fort Vermilion

MLS® #A2196281

\$565,000

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. Donâ€™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 | \$565,000 |
| 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, Side by Side, Bungalow |
| 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 | See Remarks, Crawl Space |

Exterior

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

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 25th, 2025 |
| Days on Market | 83 |

Zoning H-R1

Listing Details

Listing Office RE/MAX Grande Prairie

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