

# \$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. 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	\$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	55

Zoning H-R1

## **Listing Details**

Listing Office RE/MAX Grande Prairie

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.