

# \$315,000 - 4809 Riverside Drive, Vermilion

MLS® #A2131745

**\$315,000**

4 Bedroom, 2.00 Bathroom, 1,270 sqft  
Residential on 0.23 Acres

Vermilion, Vermilion, Alberta

Incredibly unique 4-level-split, situated along Riverside Drive. Owned by the same family since it was built, this property displays care & pride at every turn. Major updates include: all new Vinyl windows / high efficiency furnace (2020) / HWT (2020), water main, and shingles (torch-on.) The landscaped yard boasts an underground sprinkling system, river views, and a Heritage tree which has been there since the home was built. One of the more tucked-away avenues in all of Vermilion, AB.

Built in 1963

## Essential Information

MLS® #	A2131745
Price	\$315,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Acres	0.23
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	4809 Riverside Drive
Subdivision	Vermilion



City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1S4

### **Amenities**

Parking Spaces	4
Parking	Parking Pad

### **Interior**

Interior Features	Built-in Features, Central Vacuum, High Ceilings, Vinyl Windows, No Animal Home, Separate Entrance, Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Water Softener
Heating	Forced Air, High Efficiency, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Partially Finished

### **Exterior**

Exterior Features	Garden, Rain Barrel/Cistern(s), Storage
Lot Description	Few Trees, Gentle Sloping, Lawn, Landscaped, Pie Shaped Lot
Roof	Flat Torch Membrane
Construction	Concrete, Mixed, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 14th, 2024
Days on Market	325
Zoning	R

### **Listing Details**

Listing Office	Vermilion Realty
----------------	------------------

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.