

# \$235,000 - 5205 45 Avenue, Fort Vermilion

MLS® #A2201493

## \$235,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0.95 Acres

NONE, Fort Vermilion, Alberta

SECLUDED PROPERTY IN THE HEART OF FORT VERMILION! Come take a look at this beautiful mobile home sitting on a secluded 0.95 acres. This home has great layout, including a large master bath with soaker tub, separate sinks, and massive walk-in closet. In the main area you have a spacious kitchen with plenty of cabinets, and a large pantry for this size of home. In the living room, there are large windows allowing for amazing views of the surrounding trees, this three-bedroom, two-bath property would be a great place to call home all at an affordable price. Book your showing today!

Built in 2008

### Essential Information

MLS® #	A2201493
Price	\$235,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.95
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### Community Information



Address	5205 45 Avenue
Subdivision	NONE
City	Fort Vermilion
County	Mackenzie County
Province	Alberta
Postal Code	T0H 1N0

### **Amenities**

Parking Spaces	6
Parking	Parking Pad

### **Interior**

Interior Features	Closet Organizers, Laminate Counters, No Smoking Home, Pantry, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Central
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Many Trees, Pie Shaped Lot, Private, Brush, Secluded
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	42
Zoning	H-R1

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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