

# \$490,000 - 4501 52 Street, Fort Vermilion

MLS® #A2244654

**\$490,000**

4 Bedroom, 3.00 Bathroom, 1,946 sqft  
Residential on 0.34 Acres

NONE, Fort Vermilion, Alberta

Step into nearly 2,000?sq?ft of refined living space, where an open-concept design invites effortless entertaining. This exquisite 4-bed, 2.5-bath home boasts an attached garage plus a detached garage/workshop â€” perfect for your collection or creative pursuits. Immaculate landscaping frames the residence, while mature trees lend privacy and timeless beauty. Relax on the backyard deck overlooking a thoughtfully designed yard and playground, blending family living with upscale comfort. A rare opportunity to own a meticulously maintained retreat in Fort Vermilion that balances elegance and function.

Built in 2008

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244654    |
| Price          | \$490,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,946       |
| Acres          | 0.34        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 4501 52 Street   |
| Subdivision | NONE             |
| City        | Fort Vermilion   |
| County      | Mackenzie County |
| Province    | Alberta          |
| Postal Code | T0H 2H0          |

## Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Parking Spaces | 8                                                           |
| Parking        | Single Garage Attached, Parking Pad, Single Garage Detached |
| # of Garages   | 2                                                           |

## Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Central Vacuum, Laminate Counters, Sump Pump(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                                                                    |
| Heating           | Central                                                                                                             |
| Cooling           | Central Air                                                                                                         |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Gas                                                                                                                 |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Partial                                                                                                   |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Playground, Private Yard                                                 |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Lawn, Front Yard, Many Trees, Private |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Vinyl Siding                                                             |
| Foundation        | ICF Block                                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 73              |
| Zoning         | H-R1            |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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