

# \$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	51
Zoning	H-R1

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.