

# \$409,000 - 5236 67 Street, Vermilion

MLS® #A2219694

**\$409,000**

5 Bedroom, 3.00 Bathroom, 1,427 sqft  
Residential on 0.15 Acres

Vermilion, Vermilion, Alberta

Welcome to this beautifully maintained 5-bedroom bungalow ideally located on the west edge of Brennan subdivision with no rear neighbours. You will notice the main living room windows, large dining room window and southwest basement window are in need of replacement. No worries for you, as owners have already purchased these windows and they are just awaiting installation! This is a move-in ready home which has recently been painted top to bottom. Step inside to find hardwood flooring throughout the living room and hallway, leading into a bright and generously sized kitchen with a large pantry and ample room for a full-sized dining table. The kitchen updates include backsplash, kitchen faucet, new oven, under-cabinet lighting, upgraded electrical outlets, new chandelier and a new dining room ceiling fan. You will notice the main living room windows, large dining room window and southwest basement window are in need of replacement. No worries as owners have already purchased these windows and they are just awaiting installation! The main floor offers a primary bedroom which has its own ensuite bathroom (new mirror, lights & facet), a laundry chute and his and hers closets with one being a walk-in. Along with the primary suite on the main floor there are 2 large bedrooms and a 4 piece bathroom with new lights, mirror and sink facets. Downstairs, the fully developed basement with new flooring and paint throughout adds incredible living space with



two more large bedrooms, built-in book shelves and 2 full size reading hammocks that you or your kids can enjoy. Also Downstairs is a 3-piece bathroom (new lights, mirror, wainscoting and facets), and an expansive recreation room. There is a large laundry room and storage area. As well the basement also provides a versatile bonus area with flexibility for use as a home office, gym, or even finish it to be an additional bedroom. The heated double attached handyman's garage features a heater, hot and cold water on demand, floor drain, wired for welding, work-bench and it fits a full sized F350 truck. The Garage door springs & motor, natural gas heater and lights were replaced in 2022/2023; The home has an extra wide driveway that can spaciously fit up to 3 vehicles. The fully fenced yard has mature trees, a powered garden shed with a new roof 2022, raised garden beds. The Back deck has a gas hook-up & the back-deck railing, supports & stairs were replaced. Additional updates: Interior doors were repaired/replaced 2022 and received new hardware, hinges and handles in 2024, a new washing machine in 2022, water filtration system for drinking water and fridge ice maker in 2024, new siding on front of garage with new lighting 2024, air ducts cleaned & polished fall 2024; Hot water on demand serviced every 6 months, and the home had new shingles, weather stripping & vents installed in 2022. Sellers are motivated-book your showing today or take a virtual tour with the iGuide.

Built in 2000

**Essential Information**

MLS® #	A2219694
Price	\$409,000
Bedrooms	5
Bathrooms	3.00

Full Baths	3
Square Footage	1,427
Acres	0.15
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5236 67 Street
Subdivision	Vermilion
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1X7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Instant Hot Water, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, Lawn, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	12
Zoning	RS

**Listing Details**

Listing Office	RE/MAX PRAIRIE 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.