

# \$318,900 - 5607 Park Drive, Vermilion

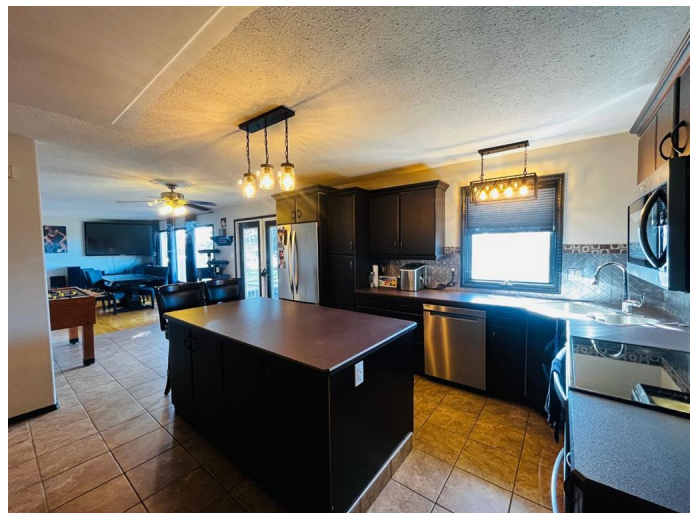
MLS® #A2211038

**\$318,900**

3 Bedroom, 2.00 Bathroom, 1,384 sqft  
Residential on 0.29 Acres

NONE, Vermilion, Alberta

--!!LOCATION ALERT!!-- Welcome to this well maintained home, nestled on a quiet cul-de-sac on Park Drive in the charming town of Vermilion. This property is truly a must-see for anyone seeking a peaceful, well-connected community with all the comforts of modern living. You'll be impressed by the spacious, open-concept design that flows seamlessly through the kitchen, dining room, and living room. Perfect for entertaining or everyday living, this bright and airy space provides plenty of room for family gatherings, casual meals, or simply relaxing at home. The home has been extremely well cared for. The main floor features not only an inviting living space but also convenient main-floor laundry, large bedrooms, and a cozy bonus fireplace room—ideal for unwinding on a chilly evening. Whether you're hosting friends or retreating to your personal sanctuary, this home provides everything you need. Additionally, recent upgrades including a newer high-efficiency furnace and hot water tank ensure long-term comfort and energy efficiency. One of the standout features of this property is the stunning backyard. Completely landscaped and offering total privacy, the backyard is a rare oasis right in town. Situated on nearly a third of an acre, the yard backs onto a tranquil ravine, offering picturesque views and a peaceful, natural setting. Whether you're enjoying a cup of coffee on the patio, gardening, or just soaking in the beauty of the outdoors, this space is a true retreat. Just a



short walk away, Vermilion Provincial Park is a beautiful spot for outdoor enthusiasts, with walking trails, picnic areas, and opportunities for birdwatching and nature walks. With its incredible location, peaceful surroundings, and thoughtful updates, this home offers the best of both worldsâ€”comfort and convenience in a vibrant community. Donâ€™t miss out on this exceptional opportunity. Schedule your showing today and make this beautiful home yours!

Built in 1972

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211038    |
| Price          | \$318,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,384       |
| Acres          | 0.29        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 5607 Park Drive            |
| Subdivision | NONE                       |
| City        | Vermilion                  |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T9X 1V3                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Sump Pump(s)            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Fireplace(s), Forced Air                                |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Gas                                                     |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden, Private Yard |
| Lot Description   | Pie Shaped Lot       |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Frame           |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 20               |
| Zoning         | R1 - Residential |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX PRAIRIE REALTY |
|----------------|-----------------------|

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