

# \$239,000 - 4617 49 Avenue, Vermilion

MLS® #A2232562

**\$239,000**

5 Bedroom, 2.00 Bathroom, 884 sqft

Residential on 0.14 Acres

Vermilion, Vermilion, Alberta

FIVE Bedrooms! Situated near schools, this bungalow has seen a wide-array of updates: Vinyl Windows, New Shingles (2024), High Efficiency Furnace, HWT, Bathroom, lighting, doors, sidewalk work around the home, as well as interior weeping tile for ultimate peace of mind. Also supplied, a basement kitchenette with it's own separate entrance. The fully-fenced backyard supplies a patio area as well as a 25' x 12' garage. Vacant, all appliances set to stay, move-in ready.

Built in 1962

## Essential Information

MLS® #	A2232562
Price	\$239,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	884
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4617 49 Avenue
Subdivision	Vermilion



City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1R7

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, Recessed Lighting, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	18
Zoning	R2

### **Listing Details**

Listing Office	Vermilion Realty
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