

# \$305,000 - 4602 49 Avenue, Vermilion

MLS® #A2236247

**\$305,000**

3 Bedroom, 3.00 Bathroom, 1,152 sqft  
Residential on 0.14 Acres

NONE, Vermilion, Alberta

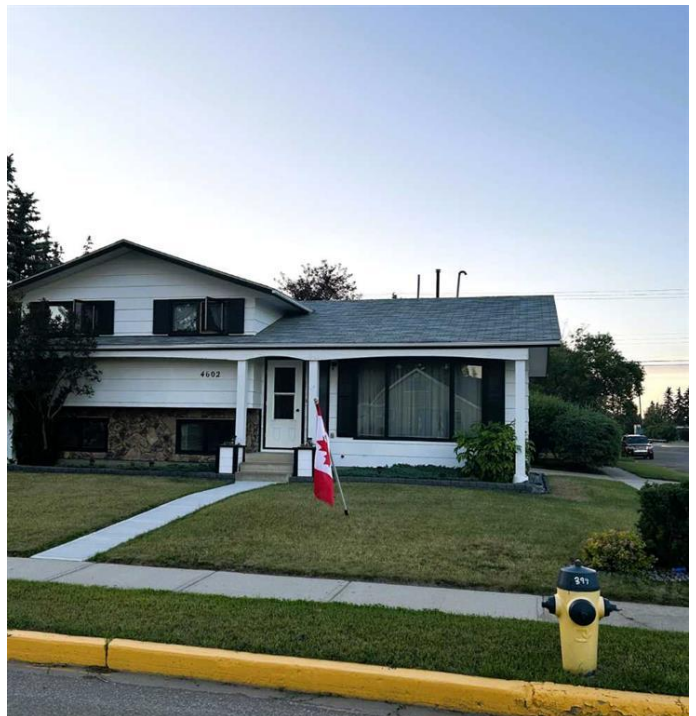
Immaculate Four-level Split original owner Home. Blueprints available and always maintained in truly excellent Condition. 3 Bedrooms & 3 Washrooms with space to develop more rooms if needed. Handy attached single garage plus outside concrete driveway. Well manicured yard with beautiful trees and many perennial flowers that tell the story of a long-time, well appreciated property. Excellent location close to all schools and outdoor rink. Move-in ready to set the stage for the next chapter in your life. Come have a look, you will not be disappointed:)

Built in 1983

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2236247      |
| Price          | \$305,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,152         |
| Acres          | 0.14          |
| Year Built     | 1983          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information



|             |                            |
|-------------|----------------------------|
| Address     | 4602 49 Avenue             |
| Subdivision | NONE                       |
| City        | Vermilion                  |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T9X 1R6                    |

### **Amenities**

|                |   |
|----------------|---|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Fiber Optics Available, Garbage Collection |
| Parking Spaces | 2   |
| Parking        | Single Garage Attached, On Street   |
| # of Garages   | 1   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Chandelier, See Remarks, Storage                             |
| Appliances        | Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Freezer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Street Lighting, Gentle Sloping |
| Roof              | Asphalt Shingle  |
| Construction      | Composite Siding, Concrete, Mixed  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 73             |
| Zoning         | R2-Residential |

**Listing Details**

Listing Office                      Real Estate Centre - Vermilion

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