

# \$144,900 - 4624 49 Avenue, Vermilion

MLS® #A2236927

**\$144,900**

3 Bedroom, 2.00 Bathroom, 633 sqft

Residential on 0.14 Acres

Vermilion, Vermilion, Alberta

Discover a cozy and manageable raised bungalow located on a corner lot, right in the middle of schools, shopping, and other everyday conveniences. This practical property offers a great opportunity whether you're a first-time buyer, an investor, or simply looking for an affordable home with income potential. The main floor features two bedrooms, a full bathroom, and convenient in-suite laundry, providing everything you need in a straightforward, functional layout. The basement is set up as a bachelor-style unit with its own private entrance, perfect for a tenant or even extended family. It's a clean and workable space, and was previously rented at \$600 per month. The upstairs portion is currently rented at \$1,100 per month, giving you a head start on mortgage support. This home will turn you a profit. Whether you decide to live on the main floor with a mortgage helper in the basement or rent out both units, this affordable raised bungalow provides solid income potential in a location that tenants appreciate. If you've been looking to get into real estate investment or need a budget-friendly home with options, this property deserves a look!

Built in 1943

## Essential Information

MLS® # A2236927

Price \$144,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	633
Acres	0.14
Year Built	1943
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4624 49 Avenue
Subdivision	Vermilion
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1R7

### Amenities

Parking Spaces	6
Parking	None

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 4th, 2025
Days on Market	53
Zoning	R2 - Residential

### **Listing Details**

Listing Office	RE/MAX PRAIRIE REALTY
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