

\$137,400 - 4415 52 Street, Vermilion

MLS® #A2267771

\$137,400

3 Bedroom, 2.00 Bathroom, 990 sqft
Residential on 0.53 Acres

NONE, Vermilion, Alberta

Discover a rare investment and lifestyle opportunity with this high-exposure property perfectly located along a major highway. Situated on a 0.53-acre commercial lot, this property combines residential comfort with excellent development potential.

The existing three-bedroom, 2-bathroom home offers approximately 900 sq. ft. of living space â€” ideal for owner occupancy or rental income. The older home features fresh paint in the kitchen and bathroom, a functional kitchen, and comfortable bedrooms.

Property Highlights:

High-traffic highway location â€” excellent visibility and access;

Zoned Highway Commercial (C3) â€” supports a variety of business uses;

Existing residence provides owner occupancy or rental potential;

Large 0.53-acre lot with plenty of parking and room for commercial expansion;

Ideal for small business owners, developers, or investors;

Strong long-term value in a growing commercial corridor.

This is the perfect opportunity to live where you work, generate rental income, or develop a high-visibility commercial site in a prime location.

Built in 1967

Essential Information



MLS® #	A2267771
Price	\$137,400
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	990
Acres	0.53
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4415 52 Street
Subdivision	NONE
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1X9

Amenities

Parking Spaces	5
Parking	Off Street

Interior

Interior Features	Built-in Features, Ceiling Fan(s)
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed, Stucco, Wood Siding

Foundation Poured Concrete

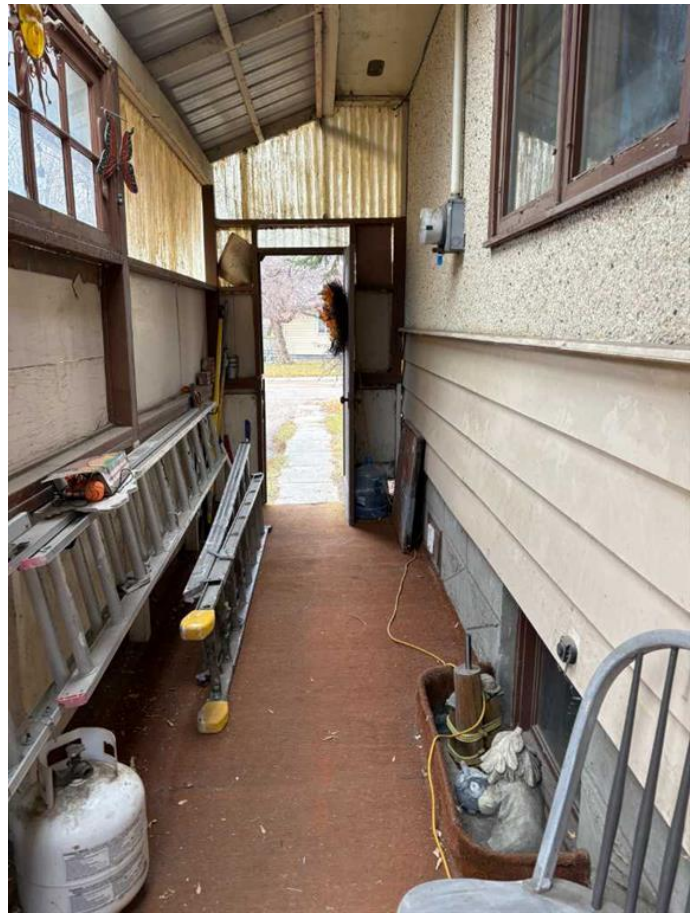
Additional Information

Date Listed October 29th, 2025

Zoning C3

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.