

# \$157,000 - 4415 52 Street, Vermilion

MLS® #A2189183

**\$157,000**

4 Bedroom, 2.00 Bathroom, 1,004 sqft

Residential on 0.53 Acres

Vermilion, Vermilion, Alberta

Prime Location Alert! Over 23,000 SQ FT of Highway Commercial Zoned land ( .53 Acres.) Fully Serviced. Situated directly off of Highway 41 near Vermilion's south-end, this parcel also supplies a 1967 bungalow, which is currently lived-in as well as a 1918 home which currently has all utilities shut off. The home remains livable and in more than decent condition - lots of life left with options for the future!

Built in 1967

## Essential Information

MLS® #	A2189183
Price	\$157,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,004
Acres	0.53
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address 4415 52 Street



Subdivision	Vermilion
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1X9

### **Amenities**

Parking Spaces	4
Parking	Parking Pad

### **Interior**

Interior Features	Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 21st, 2025
Days on Market	94
Zoning	C3 - Highway Commercial

### **Listing Details**

Listing Office	Vermilion Realty
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