

# \$154,000 - 4415 52 Street, Vermilion

MLS® #A2189183

**\$154,000**

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	\$154,000
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, Washer/Dryer, Stove(s)
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	104
Zoning	C3 - Highway Commercial

### **Listing Details**

Listing Office	Vermilion 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.