# \$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 Finished, Full, Exterior Entry, 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 122

Zoning R2 - Residential

## **Listing Details**

Listing Office RE/MAX PRAIRIE REALTY

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