

# \$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 | 125              |
| Zoning         | R2 - Residential |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX PRAIRIE REALTY |
|----------------|-----------------------|

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