\$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 114

Zoning R2 - Residential

Listing Details

Listing Office RE/MAX PRAIRIE REALTY

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.