

\$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 | Exterior Entry, Finished, Full, 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 | 69 |
| Zoning | R2 - Residential |

Listing Details

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

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