

# \$350,000 - 4526 52 Street, Vermilion

MLS® #A2261471

**\$350,000**

10 Bedroom, 4.00 Bathroom, 32,550 sqft

Residential on 0.22 Acres

NONE, Vermilion, Alberta

This 4 Unit Revenue property is already generating income!! Comes fully equipped with all appliances for each unit and Coin operated shared laundry. Great location, this is an opportunity to consider!! There have been extensive renovations done to all units. A new Furnace within the past 4 years. New shingles in October of 2024. Come take a look today!

Built in 1947

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261471    |
| Price          | \$350,000   |
| Bedrooms       | 10          |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 32,550      |
| Acres          | 0.22        |
| Year Built     | 1947        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 4526 52 Street |
| Subdivision | NONE           |
| City        | Vermilion      |



|             |                            |
|-------------|----------------------------|
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T9X 1Y1                    |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 6          |
| Parking        | Off Street |

### Interior

|                   |                |
|-------------------|----------------|
| Interior Features | See Remarks    |
| Appliances        | See Remarks    |
| Heating           | Forced Air     |
| Cooling           | None           |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other                            |
| Lot Description   | Back Lane, Few Trees, Front Yard |
| Roof              | Asphalt                          |
| Construction      | Wood Frame                       |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 11                |
| Zoning         | C3                |

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | Stewart Realty |
|----------------|----------------|

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