

# \$305,000 - 4602 49 Avenue, Vermilion

MLS® #A2236247

**\$305,000**

3 Bedroom, 3.00 Bathroom, 1,152 sqft  
Residential on 0.14 Acres

NONE, Vermilion, Alberta

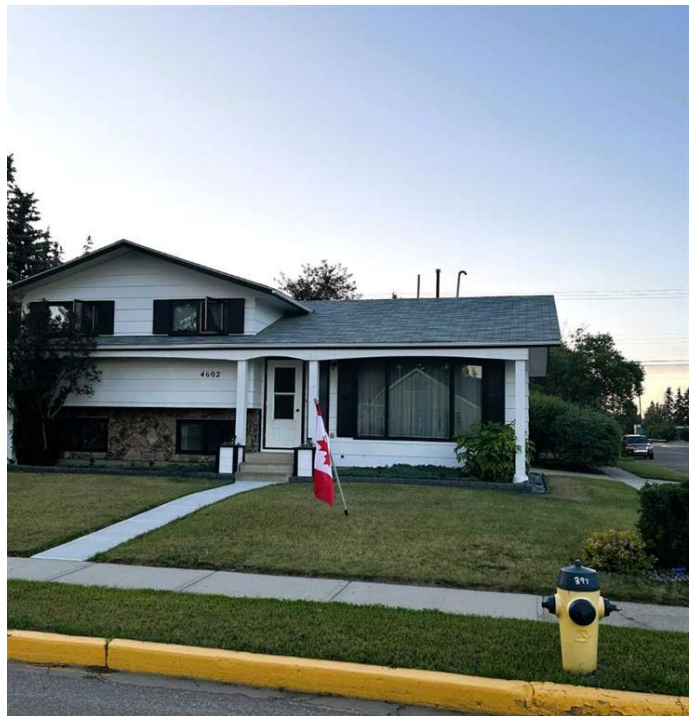
Immaculate Four-level Split original owner Home. Blueprints available and always maintained in truly excellent Condition. 3 Bedrooms & 3 Washrooms with space to develop more rooms if needed. Handy attached single garage plus outside concrete driveway. Well manicured yard with beautiful trees and many perennial flowers that tell the story of a long-time, well appreciated property. Excellent location close to all schools and outdoor rink. Move-in ready to set the stage for the next chapter in your life. Come have a look, you will not be disappointed:)

Built in 1983

## Essential Information

MLS® #	A2236247
Price	\$305,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,152
Acres	0.14
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information



Address	4602 49 Avenue
Subdivision	NONE
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1R6

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Fiber Optics Available, Garbage Collection
Parking Spaces	2
Parking	Single Garage Attached, On Street
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Chandelier, See Remarks, Storage
Appliances	Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Street Lighting, Gentle Sloping
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	72
Zoning	R2-Residential

**Listing Details**

Listing Office                      Real Estate Centre - Vermilion

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.