

# \$299,900 - 4524 55 Avenue, Vermilion

MLS® #A2243985

**\$299,900**

4 Bedroom, 2.00 Bathroom, 1,196 sqft

Residential on 0.18 Acres

Vermilion, Vermilion, Alberta

This updated bungalow is located on a quiet street in the quaint and charming town of Vermilion, just steps from schools and churches. The main floor is completely redone â€” all new flooring, fresh paint, modern baseboards, and newer windows throughout. There are three bedrooms up and a brand new full bathroom with a clean, modern feel. The kitchen has been fully upgraded with crisp white cabinets and modern countertops. There's even a rough-in for main floor laundry if you want it all on one level. Thereâ€™s back door access to the basement where youâ€™ll find a summer kitchen, two more bedrooms, and a full bathroom â€” perfect setup for a potential mother-in-law suite or extra space for the family. This home sits on a large private lot with a detached garage, and offers so much space and flexibility. If you're looking for modern updates in a mature, established neighbourhood â€” this one checks all the boxes.

Built in 1975

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2243985  |
| Price          | \$299,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,196     |



|            |             |
|------------|-------------|
| Acres      | 0.18        |
| Year Built | 1975        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4524 55 Avenue             |
| Subdivision | Vermilion                  |
| City        | Vermilion                  |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T9X 1R2                    |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Laminate Counters                                 |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                        |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard                               |
| Lot Description   | Back Yard, Front Yard, Irregular Lot, Lawn |
| Roof              | Asphalt Shingle                            |
| Construction      | Wood Frame                                 |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 6               |
| Zoning         | R1              |

### Listing Details

Listing Office                      eXp Realty (Lloyd)

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