



**GRASSROOTS**  
REALTY GROUP

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**4415 52 Street**  
**Vermilion, Alberta**

**MLS # A2267771**



**\$129,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	990 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.53 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	30-50-6-W4
<b>Exterior:</b>	Mixed, Stucco, Wood Siding	<b>Zoning:</b>	C3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s)		

**Inclusions:** n/a

Discover a rare investment and lifestyle opportunity with this high-exposure property perfectly located along a major highway. Situated on a 0.53-acre commercial lot, this property combines residential comfort with excellent development potential. The existing three-bedroom, 2-bathroom home offers approximately 900 sq. ft. of living space &mdash; ideal for owner occupancy or rental income. The older home features fresh paint in the kitchen and bathroom, a functional kitchen, and comfortable bedrooms. Property Highlights: High-traffic highway location &mdash; excellent visibility and access; Zoned Highway Commercial (C3) &mdash; supports a variety of business uses; Existing residence provides owner occupancy or rental potential; Large 0.53-acre lot with plenty of parking and room for commercial expansion; Ideal for small business owners, developers, or investors; Strong long-term value in a growing commercial corridor. This is the perfect opportunity to live where you work, generate rental income, or develop a high-visibility commercial site in a prime location.