



4520 52 Street
Vermilion, Alberta

MLS # A2288822



\$185,000

Division:	Vermilion		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Masonite	Zoning:	C3
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

Welcome to this affordable bungalow filled with possibility, ideally located within walking distance to Lakeland College, near major employment opportunities, and with easy access to Highway 41. Inside, you’ll find a bright, functional layout featuring three comfortable bedrooms on the main level. Brand new windows were installed in 2022, and all major appliances are included, making it easy to move in or rent out right away. The unfinished basement offers excellent storage now and exciting potential for future development. Outside, enjoy a low-maintenance yard, a deck perfect for relaxing or entertaining, and a single detached garage. Zoned Highway Commercial (C3), the property supports a variety of business uses. The existing residence allows for owner-occupancy or rental income, making it a strong opportunity for those seeking long-term value in a growing commercial corridor. Immediate possession is available!