

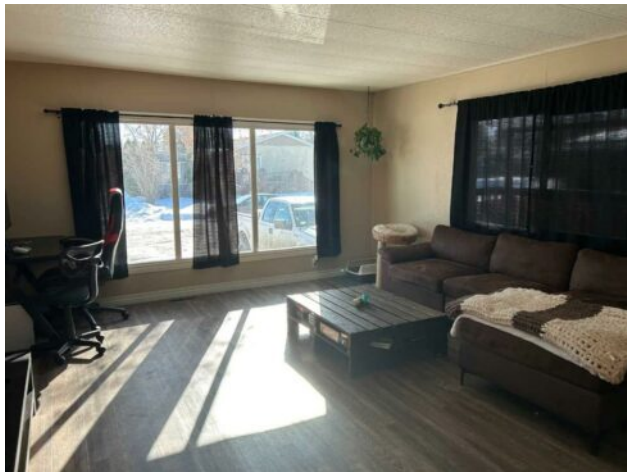


GRASSROOTS
REALTY GROUP

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4942 43 Street
Vermilion, Alberta

MLS # A2205094



\$174,999

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,004 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Cul-De-Sac, Irregular Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Metal, Mixed	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R2-Residential
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Vinyl Windows		

Inclusions: Garden Shed, Lawnmower and Digital Thermostats

Fresh Home with extra Revenue:) Open the Cover to this Property and see how well it is developed on Yes 2 Levels! Investment Property is well priced according to strong revenues, with great tenants in place. Covered deck leads to Heated Porch which gives access to both upstairs entry, as well as a separate Basement living space. Large poured concrete basement is below the entire upstairs footprint, and it includes laundry & utility room below the main floor porch. As such, this home essentially has a combined 2,000 sq ft of inside living space. All new windows ensure that both levels are well lite with an abundance of light for comfortable living. Each level with independent living quarters (2 beds/4pc bath, both Up & Down) has its own complete kitchen & laundry with full-size appliances. Upstairs also has a dishwasher. Two 2017yr furnaces heat each level, and they are controlled with new Digital thermostat(s). Property has had numerous upgrades in recent years including Brand NEW Roof in 2025, Hot water tank, most Appliances, Bathroom Improvements, flooring, new back door, fresh deck, vinyl windows, Etc. Property also comes with some basement suite furniture, lawnmower, and convenient Garden Shed. Backyard is fully fenced for pets & Peaceful treed Enjoyment of occupants. Located on a quiet Cul-de-Sac near a small park. Have a look, this property has been well upgraded and can really generate revenue!