



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

4526 52 Street  
Vermilion, Alberta

MLS # A2261471



**\$350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,024 sq.ft.	<b>Age:</b>	1947 (79 yrs old)
<b>Beds:</b>	10	<b>Baths:</b>	4
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	C3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

This 4 Unit Revenue property is already generating income!! Comes fully equipped with all appliances for each unit and Coin operated shared laundry. Great location, this is an opportunity to consider!! There have been extensive renovations done to all units. A new Furnace within the past 4 years. New shingles in October of 2024. Come take a look today!