



GRASSROOTS
REALTY GROUP

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4716 52 Avenue
Vermilion, Alberta

MLS # A2312300



\$149,000

Division:	Vermilion		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,470 sq.ft.	Age:	1944 (82 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Driveway, Garage Faces Front, Gravel Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RS
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door, Natural Woodwork, See Remarks, Storage, Sump Pump(s)		

Inclusions: n/a

Set on a nice lot in Vermilion, this character filled 1 $\frac{1}{2}$ storey home offers great potential for an investment property or rental opportunity. Built in 1944, this 3 bedroom, 1 bathroom home features a functional layout with a large kitchen complete with warm wood cabinetry and a spacious back entrance with main floor laundry. One bedroom is conveniently located on the main floor, with two additional bedrooms upstairs. Original wood trim, solid wood doors, and vintage glass knobs add charm and character throughout the home. Recent updates include flooring, a new hot water tank, all new plumbing, and some updated windows. Outside, the fenced backyard offers space to enjoy along with a detached 20' x 26' garage with a cement floor that could be brought back to life with some TLC. Whether you're looking for a starter investment property, rental income potential, or a project property on a good lot, this home is worth a look!