



**GRASSROOTS**  
REALTY GROUP

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4604 48B Avenue  
Vermilion, Alberta

MLS # A2333152



**\$144,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Vermilion              |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bungalow               |        |                   |
| Size:     | 854 sq.ft.             | Age:   | 1957 (69 yrs old) |
| Beds:     | 2                      | Baths: | 1                 |
| Garage:   | Single Garage Detached |        |                   |
| Lot Size: | 0.14 Acre              |        |                   |
| Lot Feat: | Lawn, Rectangular Lot  |        |                   |

|             |                    |            |    |
|-------------|--------------------|------------|----|
| Heating:    | Forced Air         | Water:     | -  |
| Floors:     | Laminate, Linoleum | Sewer:     | -  |
| Roof:       | Asphalt Shingle    | Condo Fee: | -  |
| Basement:   | Partial            | LLD:       | -  |
| Exterior:   | Mixed              | Zoning:    | R2 |
| Foundation: | Poured Concrete    | Utilities: | -  |
| Features:   | Central Vacuum     |            |    |

Inclusions: N/A

Renovated Bungalow with a detached 24' x 14' garage, at an affordable price. Listed BELOW assessed value, this 2 bedroom home has seen a long list of updates: all new vinyl windows, 100A panel, sewage line, water line, as well as concrete work around the home. Vacant & can accommodate an immediate possession transfer.