



GRASSROOTS
REALTY GROUP

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4709 48B Avenue
Vermilion, Alberta

MLS # A2333171



\$139,000

Division:	Vermilion		
Type:	Residential/House		
Style:	Bungalow		
Size:	828 sq.ft.	Age:	1935 (91 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Thoroughly-Renovated Bungalow, Situated on a Fully Fenced, 6,000 SQ FT lot, Near the Schools. Bone-Dry basement since landscaping work has been done. Updates Include: Brand new 100A electrical panel, vinyl window inserts, new water main & sewage line, along with a renovated kitchen & bathroom. Half of the roof is new as of this year. The fully fenced backyard (2024) supplies a secluded feel with no residential neighbours behind. Vacant & can accommodate an immediate possession transfer.