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4617 49 Avenue Vermilion, Alberta

MLS # A2232562



\$239,000

Division:	Vermilion			
Type:	Residential/House			
Style:	Bungalow			
Size:	884 sq.ft.	Age:	1962 (63 yrs old)	
Beds:	5	Baths:	2	
Garage:	Single Garage Detached			
Lot Size:	0.14 Acre			
Lot Feat:	Lawn, Rectangular Lot, Street Lighting			

Heating: Water: High Efficiency, Forced Air, Natural Gas Floors: Sewer: Carpet, Laminate, Linoleum Roof: **Condo Fee:** Asphalt Shingle **Basement:** LLD: Finished, Full **Exterior:** Zoning: Mixed R2 Foundation: **Poured Concrete Utilities:**

Features: No Animal Home, Recessed Lighting, Storage, Vinyl Windows

Inclusions: N/A

FIVE Bedrooms! Situated near schools, this bungalow has seen a wide-array of updates: Vinyl Windows, New Shingles (2024), High Efficiency Furnace, HWT, Bathroom, lighting, doors, sidewalk work around the home, as well as interior weeping tile for ultimate peace of mind. Also supplied, a basement kitchenette with it's own separate entrance. The fully-fenced backyard supplies a patio area as well as a 25' x 12' garage. Vacant, all appliances set to stay, move-in ready.