

# \$249,000 - 4406 49 Avenue, Vermilion

MLS® #A2192349

## \$249,000

3 Bedroom, 2.00 Bathroom, 1,110 sqft  
Residential on 0.14 Acres

Vermilion, Vermilion, Alberta

Well-kept 80's bungalow (1,110 SQ FT) situated across from Vermilion Elementary School. The full-sized lot also supplies a large-detached-heated garage (22'x23') as well as a spacious covered-carport, large storage shed, perennial flowers, and a few choice trees. The home saw a major kitchen renovation and dining room remodeling in the early 2000's, which opened up the main area, nicely. Multiple windows have been updated to vinyl in recent years. Shingles & soffit were replaced in 2012. Vacant and can accommodate an immediate possession transfer.

Built in 1981

## Essential Information

MLS® #	A2192349
Price	\$249,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,110
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	4406 49 Avenue
Subdivision	Vermilion
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1P7

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other, Storage
Lot Description	Few Trees, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 5th, 2025
Days on Market	36
Zoning	R1

### **Listing Details**

Listing Office	Vermilion Realty
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