

# \$325,000 - 4526 52 Street, Vermilion

MLS® #A2163305

**\$325,000**

10 Bedroom, 4.00 Bathroom, 3,024 sqft

Residential on 0.22 Acres

NONE, Vermilion, Alberta

This 4 Unit Revenue property is already generating income!! Comes fully equipped with all appliances for each unit and Coin operated shared laundry. Great location, this is an opportunity to consider!! There have been extensive renovations done in the 2 lower units and the second main floor unit. This includes a new furnace. Come take a look today!

Built in 1947

## Essential Information

MLS® #	A2163305
Price	\$325,000
Bedrooms	10
Bathrooms	4.00
Full Baths	4
Square Footage	3,024
Acres	0.22
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	4526 52 Street
Subdivision	NONE
City	Vermilion



County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1Y1

### Amenities

Parking Spaces	6
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Few Trees, Front Yard
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 5th, 2024
Days on Market	298
Zoning	C3

### Listing Details

Listing Office	Stewart Realty
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