

# \$269,000 - 4539 50 Avenue, Vermilion

MLS® #A2232008

**\$269,000**

6 Bedroom, 3.00 Bathroom, 1,340 sqft

Residential on 0.17 Acres

Vermilion, Vermilion, Alberta

Sprawling 1340 SQ FT bungalow supplying SIX bedrooms, 2 & a half bathrooms, and a full-double garage (24' x 22'.) The 3-bedroom basement provides a full kitchenette and a separate entrance. Recent updates include; new vinyl windows, all new interior doors, and most of the plumbing has been replaced to pex. The extra-sized, corner-lot is situated near schools and shopping and supplies a fully-fenced backyard.

Built in 1955

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232008    |
| Price          | \$269,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,340       |
| Acres          | 0.17        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

Address 4539 50 Avenue



|             |                            |
|-------------|----------------------------|
| Subdivision | Vermilion                  |
| City        | Vermilion                  |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T9X 1R6                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), No Smoking Home, See Remarks, Storage, Vinyl Windows |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                  |
| Heating           | Forced Air, Natural Gas                                                                 |
| Cooling           | None                                                                                    |
| Has Basement      | Yes                                                                                     |
| Basement          | Finished, Full                                                                          |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Garden, Other, Storage                  |
| Lot Description   | Corner Lot, Few Trees, Front Yard, Lawn |
| Roof              | Asphalt Shingle                         |
| Construction      | Concrete, Mixed                         |
| Foundation        | Poured Concrete, Other                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 37              |
| Zoning         | R1              |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Vermilion Realty |
|----------------|------------------|

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