

**4607 48B Avenue
Vermilion, Alberta**

MLS # A2271268



\$164,900

Division:	Vermilion		
Type:	Residential/House		
Style:	Bungalow		
Size:	882 sq.ft.	Age:	1935 (91 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows		

Inclusions: N/A

Estate Sale - Listed BELOW assessed value! Situated near schools & shopping, this full-sized lot (fenced) supplies: a 2 bedroom bungalow with nearly all new windows as well as a 2015 built (24' x 20') garage. The home has also seen a new water main in recent years & a 100A panel upgrade. The crawl basement provides a mid-efficiency furnace, HWT, and dry storage. Vacant & can accommodate an immediate possession transfer.