

# \$124,900 - 4714 53 Avenue, Vermilion

MLS® #A2254020

**\$124,900**

2 Bedroom, 1.00 Bathroom, 830 sqft

Residential on 0.14 Acres

Vermilion, Vermilion, Alberta

Discover this affordable 830 sq-ft home, built in 1950, situated on a beautiful treed street in Vermilion. The main level features two bedrooms and a 4-piece bathroom, while the basement offers great potential to add an additional bedroom. Currently, a makeshift bedroom exists downstairs, along with a convenient laundry area. A handful of windows were replaced in 2023. The fenced backyard is spacious and has alley access with a large gate, perfect for hauling larger items or transforming into a parking pad. New shingles were just installed! Whether you are a first time home buyer, looking for an investment property or a potential fixer-upper, this could be the perfect fit!

Built in 1950

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254020    |
| Price          | \$124,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 830         |
| Acres          | 0.14        |
| Year Built     | 1950        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4714 53 Avenue             |
| Subdivision | Vermilion                  |
| City        | Vermilion                  |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T9X 1S5                    |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | See Remarks                                                       |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer, Wall/Window Air Conditioner |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | Wall/Window Unit(s)                                               |
| Has Basement      | Yes                                                               |
| Basement          | Full, Partially Finished                                          |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Storage              |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Frame           |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 13                  |
| Zoning         | R2                  |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX PRAIRIE REALTY |
|----------------|-----------------------|

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