# \$137,400 - 4415 52 Street, Vermilion

MLS® #A2267771

### \$137,400

3 Bedroom, 2.00 Bathroom, 990 sqft Residential on 0.53 Acres

NONE, Vermilion, Alberta

Discover a rare investment and lifestyle opportunity with this high-exposure property perfectly located along a major highway. Situated on a 0.53-acre commercial lot, this property combines residential comfort with excellent development potential.

The existing three-bedroom, 2-bathroom home offers approximately 900 sq. ft. of living space â€" ideal for owner occupancy or rental income. The older home features fresh paint in the kitchen and bathroom, a functional kitchen, and comfortable bedrooms.

**Property Highlights:** 

High-traffic highway location – excellent visibility and access;

Zoned Highway Commercial (C3) â€" supports a variety of business uses;

Existing residence provides owner occupancy or rental potential;

Large 0.53-acre lot with plenty of parking and room for commercial expansion;

Ideal for small business owners, developers, or investors;

Strong long-term value in a growing commercial corridor.

This is the perfect opportunity to live where you work, generate rental income, or develop a high-visibility commercial site in a prime location.



Built in 1967

#### **Essential Information**

MLS® # A2267771 Price \$137,400

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 990 Acres 0.53 Year Built 1967

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 4415 52 Street

Subdivision NONE

City Vermilion

County Vermilion River, County of

Province Alberta
Postal Code T9X 1X9

#### **Amenities**

Parking Spaces 5

Parking Off Street

#### Interior

Interior Features Built-in Features, Ceiling Fan(s)

Appliances Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Storage

Lot Description Back Lane, Back Yard, Corner Lot, Few Trees, Street Lighting

Roof Asphalt Shingle

Construction Mixed, Stucco, Wood Siding

Foundation Poured Concrete

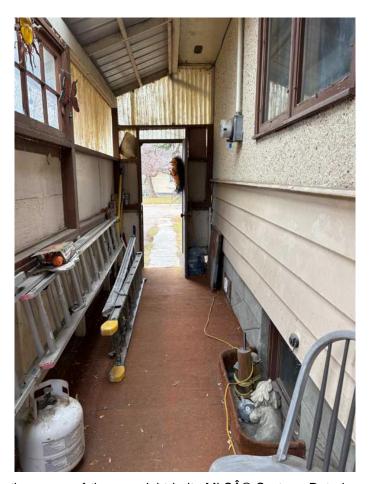
#### **Additional Information**

Date Listed October 29th, 2025

Days on Market 6
Zoning C3

# **Listing Details**

Listing Office RE/MAX PRAIRIE REALTY



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