

# \$285,000 - 4224 48a Avenue, Vermilion

MLS® #A2258848

## \$285,000

5 Bedroom, 2.00 Bathroom, 1,120 sqft  
Residential on 0.17 Acres

Vermilion, Vermilion, Alberta

FIVE Bedroom home, situated on an oversized-lot (7,200 SQ FT) in the Airport Subdivision is ready for it's next owner. The current owner has resided here since 1998 and has conducted a wide-array of updates in recent years: Full-Kitchen Reno (2018 - Birch Cabinetry) / Triple-Pane Windows / Bathroom overhaul / Lighting / Doors / Gas Fireplace (Maplewood Hearth) and Hardwood flooring (Birch), to name a few of the majors. The exterior & interior of the home were professionally painted within the last few years and a new water main is ran to the town-side. Due to extensive exterior-home-care (re-worked sidewalk to properly slope), the basement has no need for a sump-pump nor has had any exterior water enter the home during the last 27 years of ownership. An absolute ROCK SOLID property.

Built in 1978

## Essential Information

MLS® #	A2258848
Price	\$285,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.17
Year Built	1978



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4224 48a Avenue
Subdivision	Vermilion
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1P3

### Amenities

Parking Spaces	3
Parking	Parking Pad

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Few Trees, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	September 22nd, 2025
Zoning	R2

**Listing Details**

Listing Office                      Vermilion Realty

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