

# \$142,000 - 5409 46 Avenue, Vermilion

MLS® #A2265986

**\$142,000**

1 Bedroom, 1.00 Bathroom, 698 sqft

Residential on 0.15 Acres

Vermilion, Vermilion, Alberta

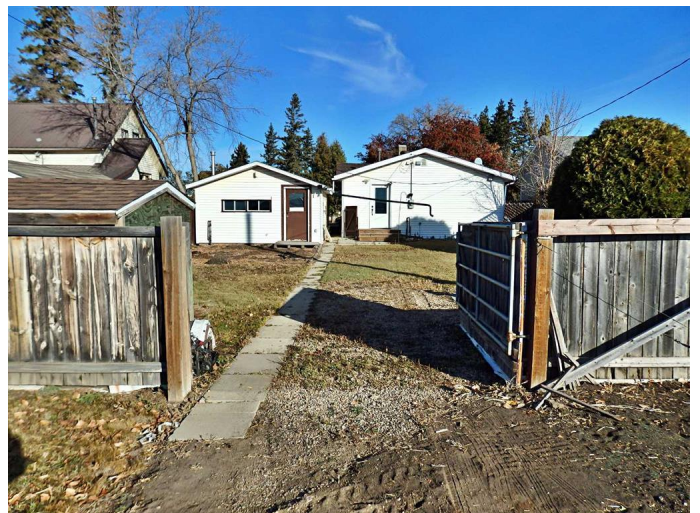
Renovated Bungalow Backing onto Greenspace! A true 'secluded' feel on this oversized lot, situated on the edge of town near a playground and a soccer field. The garage has been transformed into a "Man Cave / She Shed" with it's own heat source, water supply, bathroom, kitchen etc. Inside the home: all new flooring, sub-floor, bathroom & kitchen reno, as well as re-modelling of the floorplan. Fully-fenced back yard with an R.V outlet, alley access, two large storage sheds, as well as a fire pit area. Vacant and can accommodate an immediate possession transfer.

Built in 1952

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265986    |
| Price          | \$142,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 698         |
| Acres          | 0.15        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                            |
|-------------|----------------------------|
| Address     | 5409 46 Avenue             |
| Subdivision | Vermilion                  |
| City        | Vermilion                  |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T9X 1X8                    |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Built-in Features, No Smoking Home, Storage, Vinyl Windows |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer, Window Coverings     |
| Heating           | Forced Air, Natural Gas                                    |
| Cooling           | None                                                       |
| Fireplace         | Yes                                                        |
| # of Fireplaces   | 1                                                          |
| Fireplaces        | Gas                                                        |
| Has Basement      | Yes                                                        |
| Basement          | Unfinished, Partial                                        |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other, Private Yard, Storage |
| Lot Description   | Few Trees, Lawn              |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding                 |
| Foundation        | Poured Concrete              |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 22nd, 2025 |
| Zoning      | R2                 |

### Listing Details

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

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