

# \$195,000 - 4801 47 Street, Fort Vermilion

MLS® #A2181631

**\$195,000**

6 Bedroom, 2.00 Bathroom, 1,005 sqft

Residential on 0.18 Acres

NONE, Fort Vermilion, Alberta

DREAMING OF LIVING ONLY STEPS AWAY FROM THE RIVER ?? Are you seeking a rental revenue property or perhaps a place where the entire family can live ?? This 6 bedroom 2 bath home with its well planned layout is perfect for potential rental property or a wonderful space for a growing family !The bright and cheerful Living space greets you with a huge window ensuring plenty of natural light which flows into the Sitting area, the Kitchen offering wood cabinetry with the side door leading onto a huge deck, to enjoy the great Northern Alberta summers . A hallway leads to a 4 pc Bath, and 3 bedrooms . The lower finished level is just full of potential with a bath, laundry , a HUGE bedroom which easily could be a play room or perhaps for your creative side for arts, crafts and hobbies . There are two additional bedrooms for the teenagers or the overnight guests .Park in the front parking space which has enough parking for at least 3 or 4 vehicles . You are sure to enjoy the yard with lots of space to burn off energy and its also easy to live a car-free lifestyle if desired: you're merely steps away from shopping and schools .Complete the day with a peaceful evening stroll along the river bank walking trails only a short walk away, while savoring the vivid pastel colors of the setting sun. Fully loaded with opportunity ..

Built in 1985

## Essential Information



MLS® #	A2181631
Price	\$195,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,005
Acres	0.18
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4801 47 Street
Subdivision	NONE
City	Fort Vermilion
County	Mackenzie County
Province	Alberta
Postal Code	T0H 1N0

### **Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Storage
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	December 18th, 2024
Days on Market	186
Zoning	H-R1

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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