

# \$189,500 - 4942 43 Street, Vermilion

MLS® #A2205094

**\$189,500**

4 Bedroom, 2.00 Bathroom, 1,004 sqft

Residential on 0.13 Acres

NONE, Vermilion, Alberta

Money Maker Revenue Property... Open the Cover to this Property and see how well it is developed on Yes 2 Levels! Investment Property is well priced according to strong revenues, with great tenants in place. Covered deck leads to Heated Porch which gives access to both upstairs entry, as well as a separate Basement living space. Large poured concrete basement is below the entire upstairs footprint, and it includes laundry & utility room below the main floor porch. As such, this home essentially has a combined 2,000 sq ft of inside living space. All new windows ensure that both levels are well lit with an abundance of light for comfortable living. Each level with independent living quarters (2 beds/4pc bath, both Up & Down) has its own complete kitchen & laundry with full-size appliances. Upstairs also has a dishwasher. Two 2017yr furnaces heat each level, and they are controlled with new Digital thermostat(s). Property has had numerous upgrades in recent years including Brand NEW Roof in 2025, Hot water tank, most Appliances, Bathroom Improvements, flooring, new back door, fresh deck, vinyl windows, Etc. Property also comes with some basement suite furniture, lawnmower, and convenient Garden Shed. Backyard is fully fenced for pets & Peaceful treed Enjoyment of occupants. Located on a quiet Cul-de-Sac near a small park. Have a look, this property has been well upgraded and can really generate revenue!



Built in 1977

## Essential Information

MLS® #	A2205094
Price	\$189,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,004
Acres	0.13
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

## Community Information

Address	4942 43 Street
Subdivision	NONE
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1P5

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Parking Pad, Off Street

## Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Other, Refrigerator, Stove(s), Washer, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	City Lot, Lawn, Cul-De-Sac, I
Roof	Metal, Mixed
Construction	Aluminum Siding
Foundation	Poured Concrete



**Additional Information**

Date Listed	March 24th, 2025
Days on Market	149
Zoning	R2-Residential

**Listing Details**

Listing Office	Real Estate Centre - Vermilion
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