

# \$245,000 - 4808 48a Street, Vermilion

MLS® #A2229228

## \$245,000

3 Bedroom, 1.00 Bathroom, 1,165 sqft

Residential on 0.14 Acres

NONE, Vermilion, Alberta

Fully renovated 3 Bedroom Home on the interior and the exterior, plus incredible heated single garage with kitchenette and sleeping quarters. Home has an open floorplan and large Island. Hot Tub is steps away from the Master Bedroom under a Pergola. Backyard is extremely well developed with full length freshly stained wood patio and essentially 5 raised garden beds. Artificial turf and crushed rock landscaping finishes the fenced backyard along with a Natural gas BBQ, and a 2nd gas outlet for your future needs. Front of property has many beautiful perennial plants, rock landscaping and a small lawn for easy maintenance. Need Parking, no problem! Back alley access has space for 4-5 vehicles in a row across the entire lot! All Appliances have been upgraded except for Stainless Fridge. New Furnace, New Hot Water Tank, New Dehumidifier and New Sump Pump as well, in the freshly developed approx. 4-5ft tall crawl space. New high quality floor material (on floor area of "crawl space") comes with a 25yr Transferable Warranty. Truly a move-in ready, maintenance free property to Enjoy and call Home. For more information please reach out soon, don't delay!

Built in 1947

## Essential Information

MLS® # A2229228

Price \$245,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,165
Acres	0.14
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4808 48a Street
Subdivision	NONE
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 1T4

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Fiber Optics at Lot Line, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Other, Wood Burning
Has Basement	Yes
Basement	Crawl Space, Partial

### **Exterior**

Exterior Features	Barbecue, Garden, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Garden, See Remarks

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 7th, 2025
Days on Market	11
Zoning	R2-Residential

### **Listing Details**

Listing Office	Real Estate Centre - Vermilion
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