# \$184,999 - 4942 43 Street, Vermilion

MLS® #A2205094

#### \$184,999

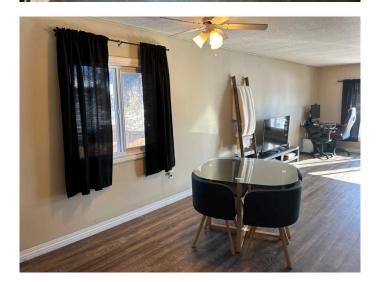
4 Bedroom, 2.00 Bathroom, 1,004 sqft Residential on 0.13 Acres

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 lite 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!







### **Essential Information**

MLS® # A2205094 Price \$184,999

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 Off Street, Parking Pad

#### Interior

Interior Features Vinyl Windows

Appliances Dishwasher, Dryer, Refrigerator, Washer, Washer/Dryer, Other, Stove(s)

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Storage

Lot Description City Lot, Irregular Lot, Lawn, Cul-De-Sac

Roof Metal, Mixed

Construction Aluminum Siding Foundation Poured Concrete

## **Additional Information**

Date Listed March 24th, 2025

Days on Market 225

Zoning R2-Residential

## **Listing Details**

Listing Office Real Estate Centre - Vermilion

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