

**4415 52 Street
Vermilion, Alberta****MLS # A2267771****\$129,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	990 sq.ft.	Age:	1967 (59 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.53 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	30-50-6-W4
Exterior:	Mixed, Stucco, Wood Siding	Zoning:	C3
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: n/a

Discover a rare investment and lifestyle opportunity with this high-exposure property perfectly located along a major highway. Situated on a 0.53-acre commercial lot, this property combines residential comfort with excellent development potential. The existing three-bedroom, 2-bathroom home offers approximately 900 sq. ft. of living space — ideal for owner occupancy or rental income. The older home features fresh paint in the kitchen and bathroom, a functional kitchen, and comfortable bedrooms. Property Highlights: High-traffic highway location — excellent visibility and access; Zoned Highway Commercial (C3) — supports a variety of business uses; Existing residence provides owner occupancy or rental potential; Large 0.53-acre lot with plenty of parking and room for commercial expansion; Ideal for small business owners, developers, or investors; Strong long-term value in a growing commercial corridor. This is the perfect opportunity to live where you work, generate rental income, or develop a high-visibility commercial site in a prime location.