

# \$197,500 - 4942 43 Street, Vermilion

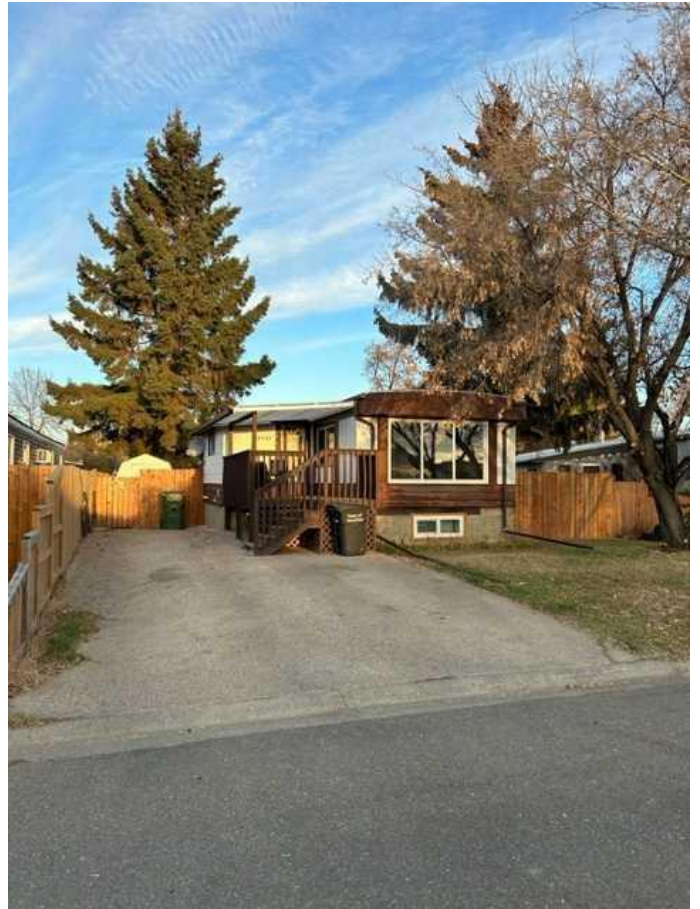
MLS® #A2205094

**\$197,500**

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

NONE, Vermilion, Alberta

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, some roofing, 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          | \$197,500    |
| 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        | Off Street, Parking Pad  |

## Interior

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

## Exterior

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

### Additional Information

Date Listed March 24th, 2025  
Days on Market 9  
Zoning R2-Residential



### Listing Details

Listing Office Real Estate Centre - Vermilion

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