

# \$195,000 - 4801 47 Street, Fort Vermilion

MLS® #A2181631

**\$195,000**

6 Bedroom, 2.00 Bathroom, 1,005 sqft

Residential on 0.18 Acres

NONE, Fort Vermilion, Alberta

DREAMING OF LIVING ONLY STEPS AWAY FROM THE RIVER ?? Are you seeking a rental revenue property or perhaps a place where the entire family can live ?? This 6 bedroom 2 bath home with its well planned layout is perfect for potential rental property or a wonderful space for a growing family !The bright and cheerful Living space greets you with a huge window ensuring plenty of natural light which flows into the Sitting area, the Kitchen offering wood cabinetry with the side door leading onto a huge deck, to enjoy the great Northern Alberta summers . A hallway leads to a 4 pc Bath, and 3 bedrooms . The lower finished level is just full of potential with a bath, laundry , a HUGE bedroom which easily could be a play room or perhaps for your creative side for arts, crafts and hobbies . There are two additional bedrooms for the teenagers or the overnight guests .Park in the front parking space which has enough parking for at least 3 or 4 vehicles . You are sure to enjoy the yard with lots of space to burn off energy and its also easy to live a car-free lifestyle if desired: you're merely steps away from shopping and schools .Complete the day with a peaceful evening stroll along the river bank walking trails only a short walk away, while savoring the vivid pastel colors of the setting sun. Fully loaded with opportunity ..

Built in 1985

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2181631    |
| Price          | \$195,000   |
| Bedrooms       | 6           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,005       |
| Acres          | 0.18        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4801 47 Street   |
| Subdivision | NONE             |
| City        | Fort Vermilion   |
| County      | Mackenzie County |
| Province    | Alberta          |
| Postal Code | T0H 1N0          |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Storage                                     |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                  |
| Cooling           | None                                        |
| Has Basement      | Yes                                         |
| Basement          | Finished, Full                              |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Yard, Corner Lot          |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding                   |
| Foundation        | Poured Concrete                |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 18th, 2024 |
| Days on Market | 183                 |
| Zoning         | H-R1                |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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