\$137,400 - 4415 52 Street, Vermilion

MLS® #A2267771

\$137,400

3 Bedroom, 2.00 Bathroom, 990 sqft Residential on 0.53 Acres

NONE, Vermilion, Alberta

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 â€" 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) â€" 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.



Built in 1967

Essential Information

MLS® # A2267771 Price \$137,400

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 990 Acres 0.53 Year Built 1967

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 4415 52 Street

Subdivision NONE

City Vermilion

County Vermilion River, County of

Province Alberta
Postal Code T9X 1X9

Amenities

Parking Spaces 5

Parking Off Street

Interior

Interior Features Built-in Features, Ceiling Fan(s)

Appliances Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Storage

Lot Description Back Lane, Back Yard, Corner Lot, Few Trees, Street Lighting

Roof Asphalt Shingle

Construction Mixed, Stucco, Wood Siding

Foundation Poured Concrete

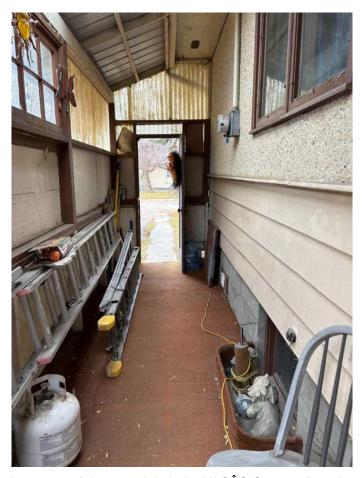
Additional Information

Date Listed October 29th, 2025

Days on Market 2 Zoning C3

Listing Details

Listing Office RE/MAX PRAIRIE REALTY



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