

# \$205,000 - 4702 46 Ave, Fort Vermilion

MLS® #A2221479

**\$205,000**

5 Bedroom, 3.00 Bathroom, 1,537 sqft  
Residential on 0.34 Acres

NONE, Fort Vermilion, Alberta

Opportunity awaits with this charming home on a massive lot in the heart of Fort Vermilion. Perfectly positioned across from the hospital and backing onto the golf course, this property offers an unbeatable location. While the interior could use a little TLC, the solid structure provides a fantastic canvas for your personal touch. The main floor features three bedrooms, two bathrooms, and a spacious open-concept area that includes the kitchen, living room, and dining space—ideal for entertaining. An enclosed back deck with plenty of windows allows you to enjoy the outdoors in any season.

The partially developed basement is brimming with potential, ready to be transformed to suit your needs. Currently it has 2 bedrooms, full bath, laundry room and a huge craft/hobby room. Outside, the expansive yard provides ample space for parking, outdoor activities, and gatherings. A two-car heated detached garage adds convenience and value to this already appealing property. Just steps away from work, shopping, and schools, this home is priced to sell and won't last long. Don't miss your chance to make it your own! Note- Inside pictures are from 3 years ago, will get updated interior pictures soon, may not be in exact same condition as shown.

Built in 1982

## Essential Information



MLS® #	A2221479
Price	\$205,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,537
Acres	0.34
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4702 46 Ave
Subdivision	NONE
City	Fort Vermilion
County	Mackenzie County
Province	Alberta
Postal Code	T0H1N0

### Amenities

Parking Spaces	10
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Walk-In Closet(s), Chandelier
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Central Air Conditioner
Heating	Forced Air, Natural Gas, Wood Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Rain Gutters, Storage, Lightin
Lot Description	Back Yard, Backs on to Pa Lawn, No Neighbours Behind
Roof	Asphalt Shingle, Metal
Construction	Concrete, Vinyl Siding, Wood
Foundation	Poured Concrete



**Additional Information**

Date Listed	May 15th, 2025
Days on Market	56
Zoning	H-R1

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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