



GRASSROOTS
REALTY GROUP

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501044 RR23
Rural Vermilion River, County of, Alberta

MLS # A2216044



\$429,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,120 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	2.89 Acres		
Lot Feat:	Brush, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Pasture, Rectangular		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Laminate, Linoleum, Other	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	9-50-2-W4
Exterior:	Stucco	Zoning:	Country Residential sing
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: none

Here is an Alberta acreage 10 mins from Lloydminster paved all the way. This home features 4 bedrooms and 3 bathrooms this bright home has lots of natural light newer windows, and plenty storage, the beautiful oak kitchen has plenty of counter space, and all the appliances stay, the cozy living room features a wood burning stove, this home also has main floor laundry with a 2 piece bathroom. The basement has 2 bedrooms and a 3 piece bathroom which is roughed in. Outside is a large wrap around deck, with mature trees, garden, a pasture and a 32x48 detached garage with a 14 ft overhead door, 16 ft ceilings heated and concrete floor it is a great addition to the property, a couple semis would fit or just a great space to work in. Call for a viewing today