



**503050 RR 50**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2218236**



**\$319,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	19.06 Acres		
<b>Lot Feat:</b>	Garden, Greenbelt, Lawn, Private		

**Heating:** Forced Air

**Water:** Well

**Floors:** Laminate, Linoleum

**Sewer:** Open Discharge

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Mixed

**Zoning:** CR-A

**Foundation:** Wood

**Utilities:** -

**Features:** Ceiling Fan(s), Storage, Vinyl Windows

**Inclusions:** N/A

**Acreage Alert!** This 19 acre parcel supplies a 80's bungalow (1,040 Sq Ft) with new vinyl windows, a 40' x 28' barn with stalls, as well as cross fencing and multiple sheds. Situated roughly 15 minutes from Vermilion, AB (East) or 10 minutes from Kitscoty, AB (West.) The home provides main-floor laundry as well as a renovated bathroom while the unfinished basement gives a blank slate to work with (2nd bathroom roughed-in.) An absolute TON of potential in this one. Immediate possession available.