



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2218236**



**\$324,900**

<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 (43 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		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CR-A
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	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.