



GRASSROOTS
REALTY GROUP

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73 White Tail Avenue
Rural Vermilion River, County of, Alberta

MLS # A2219922



\$519,900

Division:	Deerfoot Estates (SW)		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,581 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Cul-De-Sac, Lawn, Level, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RES
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island		

Inclusions: N/A

Escape the city and move into this beautiful 1581 sq ft bi-level situated in the acreage community of Deerfoot Estates, just West of the City of Lloydminster! The kitchen, dining room and living room are open plan. Hardwood and tile floors feature throughout the main level. The kitchen has white cabinetry, modern appliances and an oversize island with seating. The adjacent dining area has garden doors which lead to the 2-tier back deck and the living room has a big bay window with views to the West. Also on the main level are 3 large bedrooms and the 5-pc family bathroom which has a jetted tub, separate shower and direct access to the primary bedroom. The laundry area and a 2-pc bath, which are both conveniently located near the garage entry, complete the main floor. The partially finished full basement invites your personal touches and finishes. This level boasts large windows and a fantastic layout with a huge family/games room, 2 generously sized bedrooms and a 4-pc bathroom (roughed-in). The double attached insulated garage measures 24 ft wide X 29 ft long. Outside, the 2.0-acre lot provides ample space to build the dream shop, park the RV and enjoy gardening and other outdoor activities. Need more information? There is power and gas at the property. A Honeywell back-up generator is included in the sale. Water is from a well. There is an outdoor hydrant to conveniently water plants and shrubs. There is a septic tank and field. Plus, this attractive Deerfoot Estates property is conveniently located 10 minutes from Lloydminster amenities with quick access to Highway 16. From Lloydminster go west on Highway 16 to RR 15, go north across the tracks, then turn right into Deerfoot Estates.