



GRASSROOTS
REALTY GROUP

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33 Cherry Lane
Rural Vermilion River, County of, Alberta

MLS # A2221334



\$432,799

Division:	Silver Willow Estates (NW)		
Type:	Residential/House		
Style:	A-Frame, Acreage with Residence		
Size:	1,299 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	3.01 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, No Neighbours Behind, Rect		

Heating:	In Floor, Natural Gas	Water:	Cistern, Co-operative
Floors:	Hardwood, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	Country Residential
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Tankless Hot Water, Wet Bar		

Inclusions: N/A

Tucked into Silver Willow Estates, this A-frame home is all about space, light, and that view. Floor-to-ceiling windows on the main level take in the valley below — and with over 700 sq ft of freshly stained deck, you'll catch both sunrise and sunset without leaving your spot. The updated kitchen features a river rock backsplash and newer appliances that stay with the home. Hardwood runs through the main living area, hallway, both sets of stairs, and continues into the primary suite upstairs — warm and durable in all the right places. The main floor includes two bedrooms and a full 4-piece bath. Upstairs, the primary suite offers a 3-piece ensuite, walk-in closet, and a cozy sitting area that looks down into the living room and out to the valley. The walk-out basement adds a family room, wet bar, 3 piece bathroom, and an additional bedroom — a great setup for teens, guests, or a home office. Extras include: in-floor heating on every level, extra insulation in the exterior walls, newer shingles (approx. 4 years), newer hot water tank (approx. 3 years), some updated windows, a large double attached garage, two sheds, and landscaped grounds. Originally built in the 1980s with thoughtful updates over the years, this is acreage living with personality and a front-row seat to nature’s best views.