



**GRASSROOTS**  
REALTY GROUP

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**108245 Range Road 133**  
**Rural Mackenzie County, Alberta**

**MLS # A2221415**



**\$520,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,767 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	5.02 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, Rectangular		

<b>Heating:</b>	Central, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	15-108-13-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	A
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan		

**Inclusions:** N/A

Welcome to 108245 Range Road 133 &ndash; Fort Vermilion, AB. Enjoy peaceful country living just 5 minutes from Fort Vermilion in this beautifully maintained 1,767 sq ft home, situated on a private 5-acre parcel with minimal gravel. Built in 2006, this home offers an inviting open-concept layout filled with natural light from large windows throughout. A cozy wood stove adds warmth and character to the basement, making it ideal for comfortable year-round living. Step outside to a spacious 20x12 covered deck, perfect for relaxing or entertaining while overlooking the expansive yard. The property features a 26x30 detached garage, a landscaped yard, and is surrounded by mature trees that provide both beauty and privacy. This home is in great condition, with plenty of room to grow, garden, or simply enjoy the space and quiet of acreage living&mdash;while still being close to town.