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514004 Range Road 41 Rural Vermilion River, County of, Alberta

MLS # A2222963



\$219,900

NONE Division: Residential/House Type: Style: Acreage with Residence, Bungalow Size: 501 sq.ft. Age: 2015 (10 yrs old) **Beds:** Baths: Garage: Driveway, RV Access/Parking, Unpaved Lot Size: 4.47 Acres Lot Feat: Garden, Lawn, Many Trees, Pasture

Heating: Water: Well Fireplace(s), Natural Gas Floors: Sewer: Vinyl Plank Pump, Septic Tank Roof: Condo Fee: Metal **Basement:** LLD: 26-51-4-W4 None **Exterior:** Mixed, Vinyl Siding, Wood Frame Zoning: Res/Ag Foundation: Wood **Utilities:** Electricity Connected, Natural Gas Connected, Satellit

Features: Closet Organizers, Open Floorplan, Pantry, Storage, Vinyl Windows

Inclusions: Garden tractor

Escape to the country and embrace peaceful, country living on this beautifully maintained 4.47-acre acreage for sale between Kitscoty and Islay, AB—just 30 minutes from Lloydminster and 25 minutes from Vermilion. Whether you're dreaming of a cozy homestead, a weekend getaway, or future expansion, this property offers versatility, comfort, and room to grow. The Home: Built in 2015, the year-round tiny home provides approximately 500 sq. ft. of efficient living space with a durable metal roof and low-maintenance vinyl siding. Inside, you'Il find: Bright open-concept living and dining area with a cozy natural gas fireplace, new electric baseboard heaters in main room and bathroom and loft area; Full-size kitchen with gas stove, refrigerator, range hood, and generous counter space; Dedicated sleeping area with queen-sized platform bed and built-in storage; Three custom-built double loft style beds for kids, guests, or extra storage; Spacious 3-piece bathroom with cubbies, closet, and direct access to a laundry/utility room; Mechanical Systems (Updated & Reliable); Natural gas hot water heater; Water softener & reverse osmosis system (installed Sept. 2024); Strong well producing approx. 5 gallons per minute; Outbuildings & Property Highlights: 30' x 40' Quonset – ideal for storage, equipment, or livestock conversion; 40' x 9' sea can with built-in workbench for secure storage; Fully fenced & partially cross-fenced for animals or hobby farming; RV hookup and outdoor hot/cold water taps; Levelled terrain – perfect for a garden, greenhouse, or future outbuildings. A Gardener's Dream: Grow your own food on the 150' x 50' garden plot, already producing raspberries, strawberries, garlic, asparagus, and more. A rare opportunity for sustainable living, right in your own

staying connected to nearby communities. * Move-in ready tiny home * Excellent location near Lloydminster & Vermilion * Turn-key acreage with outbuildings & garden Don't miss your chance to own this ready-to-go rural gem. Contact your REALTOR® today to schedule a private showing!
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backyard. This acreage blends country charm with modern convenience, offering a unique chance to live simply and sustainably while