



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2222963**



**\$219,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	501 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, RV Access/Parking, Unpaved		
<b>Lot Size:</b>	4.47 Acres		
<b>Lot Feat:</b>	Garden, Lawn, Many Trees, Pasture		

<b>Heating:</b>	Fireplace(s), Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	26-51-4-W4
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Res/Ag
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Satellite
<b>Features:</b>	Closet Organizers, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** Garden tractor

Discover your dream of peaceful, self-sufficient living with this beautifully maintained 4.47-acre property, ideally located between Kitscoty and Islay—just 30 minutes to Lloydminster and 25 minutes to Vermilion. This versatile acreage offers the perfect setup for a cozy homestead, weekend getaway, or future expansion. Built in 2015, the year-round tiny home offers approximately 500 sq. ft. of thoughtfully designed living space, complete with a durable metal roof and low-maintenance vinyl siding. Inside you’ll find: A bright, open-concept living and dining area, warmed by a natural gas fireplace. A full-size kitchen with gas stove, refrigerator, range hood, and ample counter space. A dedicated sleeping area with a queen-sized platform bed and built-in storage. Three custom-built double-sized bunks—ideal for guests, kids, or extra storage. A spacious 3-piece bathroom with built-in cubbies and closet, plus direct access to a laundry/utility room. Updated mechanical systems include: A natural gas hot water heater. Water softener and reverse osmosis system (installed Sept. 2024). A reliable well producing approx. 5 gallons per minute. Outbuildings & Property Features: A 30' x 40' Quonset, perfect for equipment storage or livestock conversion. A 40' x 9' sea can with built-in workbench for secure outdoor storage. Fully fenced and partially cross-fenced for hobby farming or animal enclosures. RV hookup at the rear of the home and outdoor hot/cold water taps. Levelled terrain, ideal for future expansion, gardens, or outbuildings. Gardeners will love the impressive 150' x 50' garden plot, already planted for a Fall 2025 harvest, featuring raspberries, strawberries, garlic, asparagus, and more. This property offers the rare opportunity to live simply, sustainably, and close to nature—without giving up modern comforts.

Don't miss your chance to own this ready-to-go rural gem—book your showing today!