



GRASSROOTS
REALTY GROUP

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58 Mule Deer Avenue
Rural Vermilion River, County of, Alberta

MLS # A2233281



\$525,000

Division:	Deerfoot Estates (SW)		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,276 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	2.09 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	CR- M
Foundation:	Wood	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Jetted Tub		

Inclusions: Storage Shed and Hot Tub.

Welcome to 58 Mule Deer Avenue at Deer Creek Estates.... Just 5 minutes from Lloydminster, this stunning bungalow sitting on 2.09 acres is ready for it's next owner! At 1276 Sqft with its over-sized double garage, you'll have all the space you're family needs to make Rural Life memories. The current owners have put so much new and care into this home! Shingles, Furnace, and HWT are new as are the appliances. A welcoming front porch greets you into this house with it's 4 bedrooms, 3 bathrooms and completed basement. The main level of this home is very inviting with plenty of light and hardwood floors. The primary bedroom's ensuite has a heated floor and jet tub. In the basement there are not one but TWO gas fireplaces. One in the family room, the other in a great den space for guests or games room. The home's 3rd full bath and a bedroom round off the lower level with new flooring. This acreage shows like a dream with the expanse of green grass, a tiny bridged creek, lilac bushes and treed parameter. This yard is said to be the perfect location for celebrations! Make your next celebration the purchase of this stunning property!