



**GRASSROOTS**  
REALTY GROUP

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481034 Rge Rd 14  
Rural Vermilion River, County of, Alberta

MLS # A2233653



**\$549,900**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,430 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Gravel Driveway, Heated Garage, Insulated, RV Access		
Lot Size:	11.49 Acres		
Lot Feat:	Irregular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Tile, Vinyl, Vinyl Plank	Sewer:	Other, Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR-A
Foundation:	ICF Block, Wood	Utilities:	Natural Gas Connected
Features:	Kitchen Island, Pantry, Skylight(s), Soaking Tub, Sump Pump(s), Walk-In Closet(s)		

Inclusions: n/a

Just off the 619 on Range Road 14, this stunning bungalow offers over 1,400 sq. ft. of living space on roughly 12 acres of beautifully landscaped, private land. The oversized double-attached heated garage is a dream for anyone needing extra space, and the south-facing upper deck captures peaceful country views you'll never get tired of. Inside, you'll find modern tones throughout, a spacious open kitchen with a large island, pantry, and a generous dining area—perfect for everyday living and entertaining. The home features two bedrooms on the main floor, including a spacious primary bedroom with a walk-in closet, as well as a main floor laundry room and a 2-piece guest bath for added convenience. Downstairs, the walkout basement offers three generously sized bedrooms, two of which feature walk-in closets, along with a cozy wood stove to keep things warm and inviting. The property also features solar panels to help reduce electricity costs, a drilled well, a reverse osmosis system, a water softener, and a metal roof. Outside, gather around the custom fire pit area and enjoy your private oasis just minutes from Lloydminster. 3D Virtual Tour Available!