



GRASSROOTS
REALTY GROUP

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505033 80 Range
Rural Vermilion River, County of, Alberta

MLS # A2234051



\$564,500

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,326 sq.ft.	Age:	1952 (73 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	12.50 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Private, See Remarks		

Heating: Forced Air, Natural Gas

Floors: Carpet, Concrete, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: Well

Sewer: Mound Septic

Condo Fee: -

LLD: 31-50-7-W4

Zoning: CR

Utilities: -

Inclusions: N/A

LOCATION! LOCATION! LOCATION! Just a short 10 minutes out of Vermilion this absolutely gorgeous acreage is on a spacious 12.5 Acre Parcel! Did you see that 3 car garage? This is an opportunity that can't be missed! This beautiful home is ready for a new owner to make it their own. You can find a Green House, Bunk House, Garden Shed, Tool Shed and Two Metal Quonsets on the property as well! Ideal acreage living at an affordable price! Come view this property today!