



**GRASSROOTS**  
REALTY GROUP

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**505033 80 Range**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2234051**



**\$549,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow                                      |               |                   |
| <b>Size:</b>     | 1,326 sq.ft.  | <b>Age:</b>   | 1952 (73 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Triple Garage Detached  |               |                   |
| <b>Lot Size:</b> | 12.50 Acres   |               |                   |
| <b>Lot Feat:</b> | 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, Garden Shed, Tool Shed and Two Metal Quonsets on the property as well! A Bunk House is negotiable. Ideal acreage living at an affordable price! Come view this property today!