



GRASSROOTS
REALTY GROUP

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**34 Rainbow Crescent
Rural Vermilion River, County of, Alberta**

MLS # A2236605



\$544,369

Division:	Horizonview Acres		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,490 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	4
Garage:	Gravel Driveway, Triple Garage Attached		
Lot Size:	4.97 Acres		
Lot Feat:	Corner Lot, Front Yard, Garden, Irregular Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	ACR
Foundation:	ICF Block	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Wet Bar		

Inclusions: N/A

34 Rainbow Crescent ‐ Acreage Living with Room to Grow Tucked away on nearly 5 acres at the end of a quiet crescent, this beautifully cared-for acreage offers the perfect blend of peaceful country living and modern comfort‐just 5 minutes from Kitscoty and under 20 minutes to Lloydminster. This 5-bedroom, 4-bathroom raised bungalow was custom-built on a solid ICF basement and designed with space, function, and family in mind. The main floor features gorgeous hardwood and ceramic tile, a bright open-concept kitchen, dining, and living space with a cozy gas fireplace, and convenient main floor laundry. Two of the three main floor bedrooms include their own private en suites‐ideal for guests or generational family members wanting extra privacy. The lower level is where the fun begins. A huge recreation space, complete with a wet bar and dedicated media room (TV, equipment, and authentic theatre seating from the Telus Science Centre all included), is perfect for movie nights and entertaining. Two additional oversized bedrooms offer even more flexibility for large families or overnight guests. Enjoy the fully finished triple attached garage with a separate work area‐great for tinkering, hobbies, or your own mancave/she-shed setup. Front and back decks invite you to take in the sunrise or unwind at sunset, surrounded by over 100 young trees already taking root for future privacy. A dugout, ample green space, and the option for pasture make this acreage as versatile as it is inviting. At 34 Rainbow Crescent, you’re not just buying a home‐you’re finding your space at the end of the Rainbow.