



GRASSROOTS
REALTY GROUP

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535010 53 Range
Rural Vermilion River, County of, Alberta

MLS # A2238319



\$972,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,571 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	156.54 Acres		
Lot Feat:	Brush, Creek/River/Stream/Pond, Farm, Few Trees, Front Yard, Garden, Nati		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island

Water: Well

Sewer: Pump

Condo Fee: -

LLD: 33-53-5-W4

Zoning: Agricultural (A)

Utilities: -

Inclusions: NA

Set against the peaceful backdrop just east of Clandonald, Alberta, this full quarter section is a rancher's dream and a rare opportunity to carry forward a deeply loved homestead. With 157 acres of well-balanced hay land, grazing pasture, and natural water sources, the land itself tells a story of thoughtful stewardship and rural pride. At its heart lies a mature, beautifully updated yardsite where the comfort of modern upgrades blends seamlessly with the authenticity of its roots. The renovated ranch-style home is a warm, welcoming space designed for real life—beginning with an impressive covered deck that invites gathering, cooking, and connection, no matter the season. It links the garage to the home, ensuring comfort and protection in all Alberta weather. Step inside to a spacious entryway that immediately conveys ease and hospitality, leading to a large laundry and mudroom—ideal for boots, jackets, and a pause after a day's work. A convenient two-piece bath is perfectly placed before you're drawn into the heart of the home: a stunning open kitchen and dining space with endless counters, updated finishes, and views that stretch across the yard from the pool house to the barn. On the main floor you'll also find a cozy living room, three bedrooms, and a full bathroom. Downstairs offers a newly carpeted living area and the fourth bedroom. There's a versatile den or games room, fresh bathroom and ample storage as well on the lower level. But the house is just the beginning. Outside, a multipurpose solarium with power and water awaits your vision—currently a pool house, but easily imagined as a lush greenhouse or tranquil studio. Two older but incredibly functional shops offer room for storage or projects, and the centerpiece barn, built with rare double sheathing, stands proud and

true—its integrity a testament to craftsmanship meant to last generations. Restored on the exterior and offering a bright, open loft space, it’s ready for livestock, equipment, or creative reimagining. The surrounding corrals lead south to more outbuildings including a chicken coop and a small heated shed—perfect for springtime calving starts. Accessed via hardtop roads and set in a community rich with rural values, this property is more than a working quarter—it’s a place that’s been lived in, loved, and prepared for its next chapter. If you’ve been waiting for a homestead that offers both legacy and lifestyle, this is the one to come home to. SE-33-53-5-W4 - County of Vermilion River