



GRASSROOTS
REALTY GROUP

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483064 RR 71
Rural Vermilion River, County of, Alberta

MLS # A2244087



\$999,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,490 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	157.98 Acres		
Lot Feat:	Level, Private		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Vinyl	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	23-48-7-W4
Exterior:	Concrete, Mixed	Zoning:	A
Foundation:	See Remarks	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Opportunity Awaits! Major 'Wow' Factor in this FULL QUARTER SECTION south of Vermilion, AB (157.98 Acres.) Pavement all the way (roughly 17 minutes from Vermilion.) The property includes: a 2,520 SQ FT Shop (heated floors) with a living quarters loft, a 30' x 30' heated garage (2023), a 48' x 28' barn, a kennel (20' x 36'), and a 1,490 SQ FT home with a full basement (5 bedroom / 3 bathrooms.) All roofs on the property have been tinned for longevity as well as a full set of vinyl windows in the house. Other updates within the home include: Central AC, High Efficiency Furnace X 2, as well as a full main-level renovation. The yard site supplies a barnyard area, fully fenced for animals from chickens to ponies - multiple storage sheds, along with a waterer and a large garden area. An absolute chunk of paradise awaiting it's next owner.