



**GRASSROOTS**  
REALTY GROUP

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**32 Antler Avenue**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2244712**



**\$899,950**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,306 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Triple Garage Detached		
<b>Lot Size:</b>	1.77 Acres		
<b>Lot Feat:</b>	Corner Lot, Few Trees, Lawn, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	5-50-1-W4
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to Deerfoot Estates, where space, privacy, and comfort meet, just a short drive from Lloydminster. Nestled on a beautifully maintained 1.77-acre lot, this two-storey home offers the lifestyle you've been dreaming of, with room to roam and features that make everyday living feel like a retreat. Step onto the charming front porch and into a warm, inviting main floor that's made for gathering. A cozy wood-burning fireplace anchors the living room, perfect for curling up on chilly evenings. The large kitchen offers an abundance of cabinets and prep space, flowing easily into the dining room, ideal for family meals or hosting friends. A stylish den with sliding barn doors offers flexibility for a home office or playroom, and a 2-piece powder room rounds out the main level. Upstairs, you'll find four generous bedrooms, including a spacious primary retreat with its own gas fireplace and a luxurious 5-piece ensuite. Whether you're starting your day with a quiet coffee or unwinding in the soaker tub, this space is designed for comfort. A full bathroom completes the upper level. The finished basement adds even more living space with a large family room, a fifth bedroom, bathroom, and laundry area, perfect for growing families or guests. Step outside to a fully fenced backyard (a rare find for acreages!), complete with a deck where you can enjoy peaceful prairie sunsets. Need garage space? This property has it all: a heated double attached garage, RV parking, and a triple detached garage with a separate living quarter above, ideal for guests, rental income, or a private studio space. This is more than a home, it's an opportunity to live the acreage lifestyle without giving up the convenience of the city.