



**GRASSROOTS**  
REALTY GROUP

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**514077 Range Road 55**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2247677**

**\$249,900**



Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,321 sq.ft.	Age:	1947 (78 yrs old)
Beds:	4	Baths:	1
Garage:	None		
Lot Size:	7.78 Acres		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	Well
Floors:	See Remarks	Sewer:	Pump
Roof:	Asphalt	Condo Fee:	-
Basement:	See Remarks	LLD:	29-51-5-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

**Inclusions:** NA

Located just minutes from Vermilion towards Clandonald on Range Road 55, this 7.78-acre acreage offers the perfect balance of country charm and everyday convenience. Nestled in the County of Vermilion River and surrounded by vast stretches of open farmland, the property provides the peace and privacy of rural living while still being within a short drive of schools, shopping, and community amenities in Vermilion. At the heart of the property is a 1947 storey-and-a-half home with four rooms. While the house is older, it was solidly built and provides an excellent opportunity for someone who enjoys a project. With vision and updates, the home could be restored or renovated into a comfortable country residence. Alternatively, for those looking to build new, this property makes an excellent building site, offering the perfect mix of space, established landscaping, and existing services that include a water well, septic system, natural gas, and electricity. Having these essentials already in place provides a significant advantage when planning future construction. The yard itself is a highlight of the property. Mature trees frame the home and provide shade, privacy, and character, while lush grass creates a park-like atmosphere. This well-established outdoor setting is ideal for family gatherings, children playing under the trees, or simply relaxing and enjoying the peace of the countryside. A major asset is the 40' x 50' heated quonset-style shop, built in 1990. Fully equipped with 220 power, a solid dirt floor, and a 14' overhead door, it is designed to handle a wide range of uses. From equipment storage and larger projects to supporting a farm, home-based business, or hobby space, the size and versatility of this shop make it a rare and valuable find. This acreage offers something for everyone. For buyers looking to start their acreage journey, it provides

a livable home with the opportunity to add value over time. For those wanting a prime site to build a new home, it offers a beautiful treed yard and services already installed. And for anyone in need of a large shop and outdoor space, it delivers exactly that with plenty of room to grow. With 7.78 acres of potential, mature landscaping, a heated shop with power and overhead access, and all major utilities already in place, this is a property filled with opportunity. Acreages like this, set in a peaceful rural location yet so close to Vermilion, do not come along often. Don't miss your chance to make this unique setting your own.