



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

515003 RGE RD 20
Rural Vermilion River, County of, Alberta

MLS # A2251414



\$595,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,428 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	9.96 Acres		
Lot Feat:	Back Yard, Brush, Front Yard, Lawn, Many Trees, Pasture, Subdivided		

Heating: Floor Furnace, Forced Air, Natural Gas

Water: Well

Floors: Carpet, Hardwood, Tile, Vinyl

Sewer: Open Discharge

Roof: Asphalt

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Brick, Vinyl Siding, Wood Frame

Zoning: RES IMP/SITE

Foundation: Wood

Utilities: -

Features: Ceiling Fan(s), Jetted Tub, Open Floorplan, Quartz Counters, Sump Pump(s)

Inclusions: N/A

Escape to serenity on this stunning 9.96 acre property, where nature's beauty meets modern comfort. Surrounded by lush trees and with no neighbors in sight this peaceful retreat offers the ultimate haven. The home itself boasts an open floor plan, perfect for entertaining or family living, with a beautiful kitchen at its heart. The layout is ideal for families or guests, with three bedrooms upstairs and a convenient bedroom and bathroom downstairs. An oversized garage provides ample storage and space for hobbies. Enjoy the tranquility of country living - this property is a rare find. Upgrades done over the years; basement was built in 1999, septic tank replaced in 2018, Windows and doors and shingles replaced in 2007, siding was replace in 2014, Kitchen remodel in 2018, furnace replaced in 2023. An additional 13 acres can be purchased. Seller is a licensed Realtor.