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## 484046 RR20 Rural Vermilion River, County of, Alberta

MLS # A2252721



\$1,095,950

| Division: | NONE   |        |                   |  |  |
|-----------|--|--------|-------------------|--|--|
| Туре:     | Residential/House  |        |                   |  |  |
| Style:    | Acreage with Residence, Bungalow                             |        |                   |  |  |
| Size:     | 1,815 sq.ft.   | Age:   | 2013 (12 yrs old) |  |  |
| Beds:     | 5  | Baths: | 2 full / 1 half   |  |  |
| Garage:   | Triple Garage Detached                                       |        |                   |  |  |
| Lot Size: | 0.00 Acre  |        |                   |  |  |
| Lot Feat: | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Private |        |                   |  |  |
|           |  |        |                   |  |  |

| Heating:    | Forced Air, Natural Gas        | Water:     | Well                      |
|-------------|--------------------------------|------------|---------------------------|
| Floors:     | Carpet, Ceramic Tile, Hardwood | Sewer:     | Septic Field, Septic Tank |
| Roof:       | Asphalt Shingle                | Condo Fee: | -                         |
| Basement:   | Full, Walk-Out To Grade        | LLD:       | 25-48-2-W4                |
| Exterior:   | Wood Frame                     | Zoning:    | R1                        |
| Foundation: | ICF Block                      | Utilities: | -                         |

Features: See Remarks

Inclusions: N/A

Welcome to your private 5-acre retreat, just 12 minutes from the city on paved roads. This stunning 1800+ sq ft home offers a wrap-around ,composite deck, Hardie board siding with stone accents, and a spacious floor plan designed for comfort and entertaining. Inside, the gourmet kitchen features a massive island with prep sink, walk-in pantry, Electrolux side-by-side fridge/freezer, 6-burner gas stove, and double convection ovens. The main floor includes a cozy two-way fireplace, heated foyer floors, a convenient powder room and laundry, plus a luxurious primary suite with deck access, walk-in closet, and spa-like ensuite with heated floors, jacuzzi tub, and rainfall shower. The walkout basement boasts 9-ft ceilings, surround sound wiring, a wood-burning fireplace, 4 large bedrooms, 5-piece bath, additional laundry hookups, and generous storage. Additional features include central A/C, ICF foundation, wired hot tub hook-up, and recent updates (shingles & water heater 2020, water softener 2024). Outdoors, enjoy landscaped grounds with fruit trees, firepit, 2 sheds, above-ground watering lines, underground dog fencing, and ample gravel parking for semis or RVs. A 3,600 sq ft shop with three 16x14 doors, 18-ft ceilings, heated 24x46 workshop/garage, and large unheated storage area completes this exceptional property.