



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2252721**



**\$1,095,950**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,815 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	5.00 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	25-48-2-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	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.