



GRASSROOTS
REALTY GROUP

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NE 22 50 01 W4 503080 RR 12
Rural Vermilion River, County of, Alberta

MLS # A2255246



\$649,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 2,380 sq.ft. | Age: | 1973 (52 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached, Single Garage Detached | | |
| Lot Size: | 2.77 Acres | | |
| Lot Feat: | See Remarks | | |

| | | | |
|--------------------|-------------------------|-------------------|-------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Septic Tank |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | 22-50-1-W4 |
| Exterior: | Log | Zoning: | ACR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: NONE

Tucked just outside the city limits of Lloydminster — yes, close enough to still get SkipTheDishes — this stunning 3.74-acre property offers the perfect blend of rural tranquility and urban accessibility. This is truly a once-in-a-lifetime opportunity to own a beautifully updated log home surrounded by meticulously landscaped grounds and countless unique features. Step inside to discover a dream chef’s kitchen that is sure to impress. Completely customized, this show-stopping space includes: All-new cabinetry with copper accents (sink, hood fan, and ceiling detailing) Live-edge oversized island Quartz countertops High-end modern appliances, including a gas range, built-in microwave, and double oven Convenient pot filler and thoughtful layout, perfect for entertaining and everyday living Updates continue throughout the home with new windows (2024), water softener (2023), fresh paint, upgraded electrical, and more. Boasting generous square footage, the home includes a converted indoor pool room now serving as a luxurious master retreat. The possibilities here are endless — transform this space into a spacious great room, a creative studio, or a dream home office for your business. Whatever your vision, this home can make it happen. Step outside and be greeted by: A wrap-around deck ideal for sipping your morning coffee A detached double garage AND a detached single garage Additional outbuildings for storage or hobbies A custom-built bus shelter (bonus: located within the Lloydminster school district!) This is more than a home — it's a lifestyle. With peaceful surroundings, thoughtful upgrades, and unmatched character, this property offers the best of both worlds: country serenity and city convenience. Don't miss your chance to own this extraordinary piece of paradise — schedule your private viewing today!

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