



GRASSROOTS
REALTY GROUP

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

10077 TWP RD 520
Rural Vermilion River, County of, Alberta

MLS # A2260234



\$695,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,439 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	4.81 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	36-51-1-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RES
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Open Floorplan, Sump Pump(s), Walk-In Closet(s)		

Inclusions: security system/Lorax (no contract), starlink system (contract), murphy bed

Nestled amongst mature trees, this beautiful 2004 bungalow sits on a total of 4.8 acres just 3 minutes from Sandy Beach and only 20 minutes from the City of Lloydminster. The home's welcoming entrance leads you into the open floor plan. Attractive and recently refinished hardwood floors feature throughout the main floor living area. The large South facing windows bring natural light into the space and highlight the stunning views of the outdoors. Family and guests can sit at the eat-up kitchen peninsula, gaze out at the gorgeous green space from the dining room or, they can put their feet up in the living room in front of the wood fireplace that is accented by beautiful stone work. The primary bedroom is a comfortable retreat with a large 3-pc ensuite bathroom and walk-in closet. The main floor also has a second bedroom, which is currently set up as an office with a murphy bed. There is a conveniently located 4-piece bathroom and a laundry room with garage access also on the main level. The basement is fully finished. It boasts a fantastic family room with a wood stove, 2 more generous bedrooms, a second kitchen with eating area, a 4-piece bathroom, storage areas and a cold storage room. The outdoor space is spectacular with two-tiered back deck, raised garden beds, fire pit area, lawn space, hedges and trees. You will appreciate taking nature walks on your own property. There is a double attached insulated garage with concrete parking pad and a double detached garage with attached workshop (wood heat). Plus, there are several sheds (with power) on the property for your garden tractors, quads, firewood and tools. There is a cleared area well away from the house that has plenty of room for RVs, trailers, boats and small equipment. Other features of this property include: central vacuum, gutter guards with transferable warranty, two natural gas hook

ups on the deck for the bbq, security camera, Starlink and Shaw dish. Water is from a well. Septic is a tank and field. Gutters are set up to drain in barrels. There is a small dugout on the property with plumbing to water trees from the dugout. Call to view this outstanding acreage!