



**531040 Range Road 54**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2269207**



**\$315,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	972 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	14.52 Acres		
<b>Lot Feat:</b>	Back Yard, Garden, Many Trees, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR-A
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** N/A

Seize this exceptional opportunity to own a remarkable 14.52-acre property that combines spacious rural living with thoughtful upgrades and flexible functionality. The land includes an expansive 50'x80' building, ideal for storage, workshops, equipment, or future development. For those interested in hobby farming or animal care, the property also features a spacious chicken coop and fully fenced areas equipped with water bowls for cattle—making it a practical choice for livestock and agriculture enthusiasts.