



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

MLS # A2269207



\$315,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	972 sq.ft.	Age:	1937 (89 yrs old)
Beds:	3	Baths:	1
Garage:	Quad or More Detached		
Lot Size:	14.52 Acres		
Lot Feat:	Back Yard, Garden, Many Trees, Private		

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