



**15075 TWP 522**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2273298**



**\$737,950**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	6.60 Acres		
<b>Lot Feat:</b>	Low Maintenance Landscape, Secluded, See Remarks, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	7-52-1-W4
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Discover the perfect blend of privacy, space, and comfort on this beautifully maintained 6.6-acre acreage northwest of Lloydminster. Tucked away in a secluded setting, this immaculate 1,520 sq ft bungalow offers low-maintenance landscaping and plenty of room to enjoy the quiet rural lifestyle. Step inside to a warm and inviting main floor featuring an electric fireplace in the living room, complemented by architectural arches that create a stunning transition into the spacious dining area. The large kitchen offers ample cabinetry and workspace—ideal for family cooking and entertaining. The main level hosts three bedrooms, including a generous primary suite with a 4-piece ensuite, along with an additional 4-piece bathroom for convenience. The fully developed basement extends your living space with a comfortable family room, two more bedrooms, an office, a 3-piece bathroom, and a dedicated laundry room. Outside, relax on the 16' x 24' deck, unwind in the included hot tub, and enjoy the practicality of three storage sheds. A double attached garage provides secure parking and extra storage. If you’re looking for peace, privacy, and space without sacrificing comfort, this acreage checks every box.