

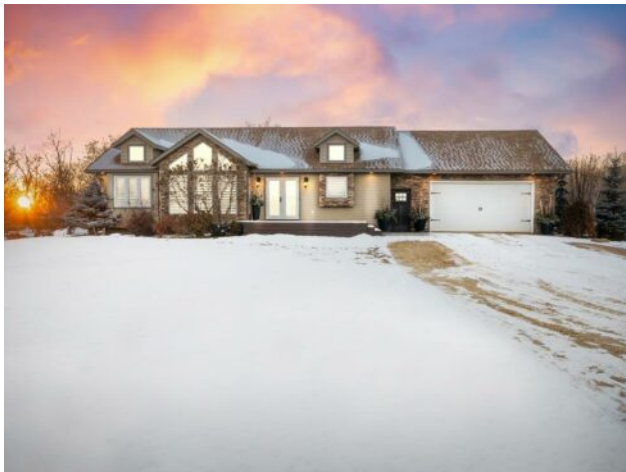


GRASSROOTS
REALTY GROUP

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15075 TWP 522
Rural Vermilion River, County of, Alberta

MLS # A2273298



\$759,950

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,520 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	6.60 Acres		
Lot Feat:	Low Maintenance Landscape, Secluded, See Remarks, Treed		

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