



**Range Road 62 503040**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2282387**



**\$517,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	2,080 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	10.72 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Parquet, Vinyl Plank	<b>Sewer:</b>	Unknown
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	22-50-6-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-A (Country Residential)
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Large 6 Bedroom (4 up/ 2 down) Home with over 3100 sq ft of interior living space. Modern Kitchen & Dining area, plus separate Family & Living rooms. Total 4 washrooms including the Ensuite in the Master Bed. Basement also has a Rec Room, large Laundry, Utility Room, and extra Storage. Attached heated 673 sq ft Double Garage. Total 10.72 acres of land with 32' x 40' Hip Roof Barn and approx. 10 small outbuildings or shelters. Property is partly fenced with ample space to garden & play. Numerous mature trees add to it's privacy, even though it is only 2.5 miles to Vermilion, AB.