



GRASSROOTS
REALTY GROUP

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17 White Fence Road
Rural Vermilion River, County of, Alberta

MLS # A2294174



\$899,900

Division:	Robinwood Acres
Lot Size:	19.50 Acres
Lot Feat:	Rectangular Lot
By Town:	Blackfoot
LLD:	33-49-1-W4
Zoning:	Country Residential
Water:	Well
Sewer:	Other
Utilities:	Electricity at Lot Line, Natural Gas at Lot Line, Phone At Lot Line

Rare opportunity! This 19.5-acre parcel is ideally located in the County of Vermilion River, surrounded by Lloydminster city development—offering the perfect blend of country living with city convenience. With pavement right to the driveway, access is effortless year-round. The land itself is a beautiful, gently rolling parcel with mature landscape features and is fenced for the majority of the property—previously set up for horses. Zoned Country Residential, this property also offers subdivision potential, making it an excellent option for future development, a family estate, or investment. If you’re looking to build your dream home or explore the potential for multiple dwellings through subdivision, this property offers the space and flexibility to bring your vision to life. Please note: the existing home on the property is uninhabitable and is being sold as-is. Opportunities like this are incredibly rare—large, mature acreages this close to Lloydminster are nearly impossible to find.