



13036 HWY 88
Fort Vermilion, Alberta

MLS # A2297467



\$329,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,112 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	4.99 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

Your private, secluded 5-acre haven awaits! Located just outside the town of Fort Vermilion and only a 25 minute drive from La Crete, this property offers a fantastic opportunity to enjoy your own peaceful retreat. Surrounded by mature trees, the yard features a nice lawn area, a great garden plot, and quad trails winding throughout the acreage. Step inside the crisp and clean home and you're welcomed by a huge entryway with custom built-in cabinetry. The layout is well thought out, with two bedrooms at one end and a private primary suite at the opposite side. The open-concept main area flows nicely with a spacious living room next to the dining and kitchen, complete with custom cabinetry, updated appliances, and plenty of room to cook and entertain. Updates are almost too many to list, including new flooring, windows, doors, shingles, and siding, all very nicely done. Outside you'll enjoy a BBQ deck off the back door, covered front deck, and concrete sidewalks. Just minutes from the local hospital, post office, grocery store, and school, this property offers privacy, convenience, and a great location—come take a look and be impressed!