



**473044 HW 41**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2298797**



**\$439,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,058 sq.ft.	<b>Age:</b>	1923 (103 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	8.80 Acres		
<b>Lot Feat:</b>	Lawn, Many Trees, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Crown Molding, High Ceilings, Kitchen Island, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** N/A

Pavement All The Way to Both Wainwright & Vermilion, AB! Minutes from Riverdale Mini-Park & Golf Course. An absolutely gorgeous Eaton's Craftsman Model Home with all the character of old (original hardwood / doors / skeleton key handles etc) along with the modernization throughout. Nearly all new vinyl windows, wiring, electrical panel, high efficiency furnace, as well as a kitchen reno, new deck and new appliances within the last 5 years. The 8.8 acre parcel also supplies a heated, triple-car garage, hay barn, sheep barn, as well as cross fencing and an older shed & quonset. A truly unique property awaiting it's next owner.