



483064 RR 71
Rural Vermilion River, County of, Alberta

MLS # A2300477



\$599,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,490 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	11.96 Acres		
Lot Feat:	Lawn, Many Trees, No Neighbours Behind, Private		

Heating: Forced Air, Natural Gas, Wood Stove

Water: Well

Floors: Carpet, Linoleum, Vinyl

Sewer: Septic Tank

Roof: Metal

Condo Fee: -

Basement: Full

LLD: -

Exterior: Mixed

Zoning: CR

Foundation: Other

Utilities: -

Features: Storage, Vinyl Windows

Inclusions: N/A

Opportunity Awaits! Major 'Wow' Factor in this Parcel south of Vermilion, AB (11.96 Acres.) Pavement all the way (roughly 17 minutes from Vermilion.) The property includes: a 2,520 SQ FT Shop (heated floors) with a living quarters loft, a 30' x 30' heated garage (2023), a 48' x 28' barn, a kennel (20' x 36'), and a 1,490 SQ FT home with a full basement (5 bedroom / 3 bathrooms.) All roofs on the property have been tinned for longevity as well as a full set of vinyl windows in the house. Other updates within the home include: Central AC, High Efficiency Furnace X 2, as well as a full main-level renovation. The yard site supplies a barnyard area, fully fenced for animals from chickens to ponies - multiple storage sheds, along with a waterer and a large garden area. An absolute chunk of paradise awaiting it's next owner.