



**NW 1-55-02W4 Plan 1225021, Block 1, Lot 1**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2300641**



**\$275,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                   |
| <b>Size:</b>     | 1,080 sq.ft.                     | <b>Age:</b>   | 1965 (61 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached           |               |                   |
| <b>Lot Size:</b> | 8.33 Acres                       |               |                   |
| <b>Lot Feat:</b> | Brush, Square Shaped Lot, Treed  |               |                   |

**Heating:** Forced Air, Natural Gas

**Water:** Well

**Floors:** Carpet, Laminate, Linoleum

**Sewer:** Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** 1-55-2-W4

**Exterior:** Stucco, Vinyl Siding, Wood Frame

**Zoning:** Res

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

This 8.33-acre property is located a short drive from Tulliby Lake. The house is set back into the trees making the 5-bed, 2-bath home and yard quite sheltered and private. This property also features 2 sheds and a heated and insulated double detached garage with concrete floor. There is natural gas, power, a well water and a septic tank at this acreage. Call to view!